

## 2252 Palolo Avenue, Honolulu 96816 \* \$1,199,000

Beds: <b>4</b>	MLS#: <b>202401114</b> , FS	Year Built: <b>1946</b>
Bath: <b>2/0</b>	Status: <b>Pending</b>	Remodeled: <b>2018</b>
Living Sq. Ft.: <b>1,584</b>	List Date & DOM: <b>02-29-2024 &amp; 11</b>	Total Parking: <b>1</b>
Land Sq. Ft.: <b>5,758</b>	Condition: <b>Average</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>0</b>	Frontage: <b>Other</b>	Building: <b>\$163,800</b>
Sq. Ft. Other: <b>36</b>	Tax/Year: <b>\$212/2023</b>	Land: <b>\$762,900</b>
Total Sq. Ft. <b>1,620</b>	Neighborhood: <b>Palolo</b>	Total: <b>\$926,700</b>
Maint./Assoc. <b>\$0 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone X - Tool</b>	Stories / CPR: <b>One / No</b>
Parking: <b>1 Car, Garage, Street</b>	Frontage: <b>Other</b>	
<a href="#">Zoning</a> : <b>05 - R-5 Residential District</b>	View: <b>Diamond Head, Garden, Mountain, Sunrise</b>	

**Public Remarks:** Great opportunity to live in cool Palolo Valley with Mountain & Sunrise views! This home features 2 attached living areas both with separate entrances & both with their own Washers & Dryers. The main house features 2 bedrooms/1 bath. Remodeled in 2018 including a new kitchen, new windows & new flooring throughout. The attached second living area, currently being used as a 1 bedroom/1 bath with a laundry/office room & wet bar. Live on one side and rent the other, or combine both & remodel to suit your needs (NOTE: C&C report shows the original layout as a 5 bedroom 2 bath home). The property has pretty outdoor living spaces with stunning mountain and valley views, even a peak of Diamond Head! The large terraced back yard includes mature fruit trees, Hawaiian flowers, pretty garden areas & moss rock walls, providing a serene escape from your everyday busy life. Kaimuki & Kahala are just a short drive away with many eateries, special shops, grocery stores, pharmacies, theaters, as well as schools, colleges & Oahu's beautiful south shore beaches. See film icon for Video. Please do not enter property without an appointment or disturb tenant or owner. Selling AS-IS. **Sale Conditions:** None **Schools:** [Palolo](#), [Jarrett](#), [Kaimuki](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	DOM
<a href="#">2252 Palolo Avenue</a>	<a href="#">\$1,199,000</a>	4 & 2/0	1,584   \$757	5,758   \$208	11

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">2252 Palolo Avenue</a>	\$212   \$0   \$0	\$762,900	\$163,800	\$926,700	129%	1946 & 2018

[2252 Palolo Avenue](#) - MLS#: [202401114](#) - Great opportunity to live in cool Palolo Valley with Mountain & Sunrise views! This home features 2 attached living areas both with separate entrances & both with their own Washers & Dryers. The main house features 2 bedrooms/1 bath. Remodeled in 2018 including a new kitchen, new windows & new flooring throughout. The attached second living area, currently being used as a 1 bedroom/1 bath with a laundry/office room & wet bar. Live on one side and rent the other, or combine both & remodel to suit your needs (NOTE: C&C report shows the original layout as a 5 bedroom 2 bath home). The property has pretty outdoor living spaces with stunning mountain and valley views, even a peak of Diamond Head! The large terraced back yard includes mature fruit trees, Hawaiian flowers, pretty garden areas & moss rock walls, providing a serene escape from your everyday busy life. Kaimuki & Kahala are just a short drive away with many eateries, special shops, grocery stores, pharmacies, theaters, as well as schools, colleges & Oahu's beautiful south shore beaches. See film icon for Video. Please do not enter property without an appointment or disturb tenant or owner. Selling AS-IS. **Region:** Diamond Head **Neighborhood:** Palolo **Condition:** Average **Parking:** 1 Car, Garage, Street **Total Parking:** 1 **View:** Diamond Head, Garden, Mountain, Sunrise **Frontage:** Other **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** [Palolo](#), [Jarrett](#), [Kaimuki](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market