

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

Sold Price: \$1,170,000	Sold Date: 05-20-2024	Sold Ratio: 98%
Beds: 4	MLS#: 202401114, FS	Year Built: 1946
Bath: 2/0	Status: Sold	Remodeled: 2018
Living Sq. Ft.: 1,584	List Date & DOM: 02-29-2024 & 11	Total Parking: 1
Land Sq. Ft.: 5,758	Condition: Average	Assessed Value
Lanai Sq. Ft.: 0	Frontage: Other	Building: \$163,800
Sq. Ft. Other: 36	Tax/Year: \$212/2023	Land: \$762,900
Total Sq. Ft. 1,620	Neighborhood: Palolo	Total: \$926,700
Maint./Assoc. \$0 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: One / No
Parking: 1 Car, Garage, Street	Frontage: Other	
Zoning : 05 - R-5 Residential District	View: Diamond Head, Garden, Mountain, Sunrise	

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
2252 Palolo Avenue	\$1,199,000	4 & 2/0	1,584 \$757	5,758 \$208	11

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
2252 Palolo Avenue	\$212 \$0 \$0	\$762,900	\$163,800	\$926,700	129%	1946 & 2018

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
2252 Palolo Avenue	\$1,170,000	05-20-2024	98%	98%	Conventional

[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