1428 Kanihi Street	, Pearl City 96782	* \$1,300,000 *	Originally \$1,699,000
Beds: 4		<u>202403447</u> , FS	Year Built: 1993
Bath: 2/1	Status: Active Under Remodel		Remodeled:
Living Sq. Ft.: 3,489	List Date & DOM:	02-22-2024 & 63	Total Parking: 2
Land Sq. Ft.: 6,399	Condition:	Above Average, Average	Assessed Value
Lanai Sq. Ft.: 0	Frontage:	Other	Building: \$567,600
Sq. Ft. Other: 0	Tax/Year:	\$312/2024	Land: \$878,900
Total Sq. Ft. 3,489	Neighborhood:	Pearl City-upper	Total: \$1,390,000
Maint./Assoc. \$0 / \$0	Flood Zone:	Zone D - <u>Tool</u>	Stories / CPR: Two / No
Parking: 3 Car+, Driveway, Garage, Street		Frontage	Other
Zoning: 05 - R-5 Residential District		View:	None

Public Remarks: Grand 4 bedroom 2.5 bath home in Pearl City. The first floor of this home has a formal living room with vaulted ceilings, family room, dining area, large kitchen with island, laundry room, primary bedroom with office nook, primary bathroom with shower & jacuzzi tub, second bedroom, and a half bath in the hallway for guests. Second floor of this home has a loft area, two bedrooms, and a full bathroom. Large 2 car garage with closets for additional storage. Driveway allows room for additional parking, plus street parking. If you are looking for lots of square footage, this is the home for you! To be sold As Is. Some photos are virtually staged. **Sale Conditions:** None **Schools:** , , * <u>Request Showing</u>, <u>Photos</u>, <u>History</u>, <u>Maps</u>, <u>Deed</u>, <u>Watch List</u>, <u>Tax Info</u>

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
1428 Kanihi Street	<u>\$1,300,000</u>	4 & 2/1	3,489 \$373	6,399 \$203	63

Address	I LAX I MAINT, I ASS.		Assessed Building	Assessed Total	Ratio	Year & Remodeled
1428 Kanihi Street	\$312 \$0 \$0	\$878,900	\$567,600	\$1,390,000	94%	1993 & NA

1428 Kanihi Street - MLS#: 202403447 - Original price was \$1,699,000 - Grand 4 bedroom 2.5 bath home in Pearl City. The first floor of this home has a formal living room with vaulted ceilings, family room, dining area, large kitchen with island, laundry room, primary bedroom with office nook, primary bathroom with shower & jacuzzi tub, second bedroom, and a half bath in the hallway for guests. Second floor of this home has a loft area, two bedrooms, and a full bathroom. Large 2 car garage with closets for additional storage. Driveway allows room for additional parking, plus street parking. If you are looking for lots of square footage, this is the home for you! To be sold As Is. Some photos are virtually staged. **Region:** Pearl City **Neighborhood:** Pearl City-upper **Condition:** Above Average, Average **Parking:** 3 Car+, Driveway, Garage, Street **Total Parking:** 2 **View:** None **Frontage:** Other **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** , , * <u>Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info</u>

DOM = Days on Market