1260 Richard Ln 1260 Richard Lane Unit B318, Honolulu 96819 * \$330,000

Beds: 2 MLS#: 202403898, FS Year Built: 1978

Bath: 1/0 Status: Active Under Contract Remodeled: 2024

Living Sq. Ft.: **643** List Date & DOM: **03-15-2024** & **57** Total Parking: **1**

 Land Sq. Ft.: 0
 Condition: Average
 Assessed Value

 Lanai Sq. Ft.: 0
 Frontage:
 Building: \$238,800

 Sq. Ft. Other: 0
 Tax/Year: \$42/2023
 Land: \$50,500

 Total Sq. Ft. 643
 Neighborhood: Kalihi-lower
 Total: \$289,300

 Maint./Assoc. \$721 / \$0
 Flood Zone: Zone AE,Zo - Tool
 Stories / CPR: 4-7 / No

Parking: **Assigned, Guest, Open - 1** Frontage:

Zoning: 12 - A-2 Medium Density Apartme View: **Mountain**

Public Remarks: Newly renovated & move-in ready, 2-bedroom and 1-bath unit with outdoor lanai space, and one deeded parking stall. Upgrades include new vinyl plank flooring, new paint, new bathroom remodel, new range/oven and washer/dryer! Unit also features its own main water shut off valve located in the unit. Building is secured and requires FOB to enter the building and elevator. There is also additional deeded storage to the unit. Guest parking is available and there's an abundance of markets and eateries that are in close proximity. Please stop by our first open house this Sunday, 3/17 from 2-5 PM! **Sale Conditions:** None **Schools:** Kalihi Waena, Dole, Farrington * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

| Address | Price | Bd & Bth | Living / Avg. | Land Avg. | DOM |
|------------------------|-----------|----------|---------------|-------------|-----|
| 1260 Richard Lane B318 | \$330,000 | 2 & 1/0 | 643 \$513 | 0 \$inf | 57 |

| Address | Tax Maint. Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|------------------------|---------------------|------------------|----------------------|-------------------|-------|---------------------|
| 1260 Richard Lane B318 | \$42 \$721 \$0 | \$50,500 | \$238,800 | \$289,300 | 114% | 1978 & 2024 |

1260 Richard Lane B318 - MLS#: 202403898 - Newly renovated & move-in ready, 2-bedroom and 1-bath unit with outdoor lanai space, and one deeded parking stall. Upgrades include new vinyl plank flooring, new paint, new bathroom remodel, new range/oven and washer/dryer! Unit also features its own main water shut off valve located in the unit. Building is secured and requires FOB to enter the building and elevator. There is also additional deeded storage to the unit. Guest parking is available and there's an abundance of markets and eateries that are in close proximity. Please stop by our first open house this Sunday, 3/17 from 2-5 PM! **Region:** Metro **Neighborhood:** Kalihi-lower **Condition:** Average **Parking:** Assigned, Guest, Open - 1 **Total Parking:** 1 **View:** Mountain **Frontage: Pool: Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** Kalihi Waena, Dole, Farrington * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info