

## 2637 Manoa Road, Honolulu 96822 \* \$1,100,000

Beds: <b>3</b>	MLS#: <b>202406107, FS</b>	Year Built: <b>1938</b>
Bath: <b>2/0</b>	Status: <b>Active Under Contract</b>	Remodeled:
Living Sq. Ft.: <b>1,170</b>	List Date & DOM: <b>03-10-2024 &amp; 23</b>	Total Parking: <b>1</b>
Land Sq. Ft.: <b>3,625</b>	Condition: <b>Average</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>0</b>	Frontage:	Building: <b>\$402,400</b>
Sq. Ft. Other: <b>578</b>	Tax/Year: <b>\$822/2023</b>	Land: <b>\$1,112,500</b>
Total Sq. Ft. <b>1,748</b>	Neighborhood: <b>Manoa Area</b>	Total: <b>\$1,514,900</b>
Maint./Assoc. <b>\$0 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone X - Tool</b>	Stories / CPR: <b>Basement, One / No</b>
Parking: <b>1 Car, Carport</b>	Frontage:	
<a href="#">Zoning</a> : <b>04 - R-7.5 Residential District</b>	View: <b>Mountain, Sunrise, Sunset</b>	

**Public Remarks:** Property is located at the corner of Manoa Rd and Terrace Dr. This single level three bedroom, one bath home has a basement studio unit and single car carport. Don't miss this opportunity to make this home your own. Property being sold in "As Is" Condition and the Buyer and Buyer's Agent to do their own due diligence inspections regarding property. The home does not match tax office records. Seller reserves the right to conduct a 1031 Tax Deferred Exchange. **Sale Conditions:** None **Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	DOM
<a href="#">2637 Manoa Road</a>	<a href="#">\$1,100,000</a>	3 & 2/0	1,170   \$940	3,625   \$303	23

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">2637 Manoa Road</a>	\$822   \$0   \$0	\$1,112,500	\$402,400	\$1,514,900	73%	1938 & NA

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DOM = Days on Market