2460 Waolani Avenue, Honolulu 96817 * \$1,300,000

Beds: 5 MLS#: 202406407, FS Year Built: 1960

Bath: 2/0 Status: Active Under Contract Remodeled:

Living Sq. Ft.: **1,985** List Date & DOM: **03-22-2024** & **15** Total Parking: **3**

 Land Sq. Ft.: 7,353
 Condition: Average, Fair
 Assessed Value

 Lanai Sq. Ft.: 0
 Frontage:
 Building: \$264,500

 Sq. Ft. Other: 240
 Tax/Year: \$393/2024
 Land: \$1,243,900

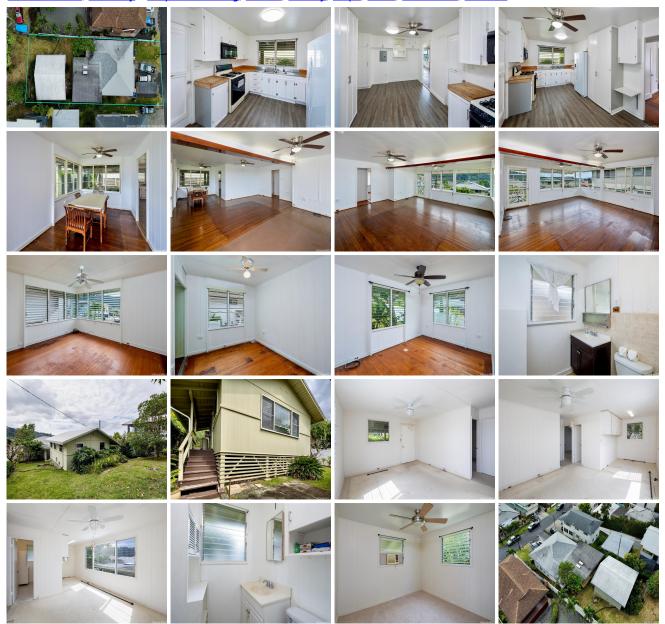
 Total Sq. Ft. 2,225
 Neighborhood: Puunui
 Total: \$1,348,400

 Maint./Assoc. \$0 / \$0
 Flood Zone: Zone X - Tool
 Stories / CPR: One / No

Parking: **2 Car, Driveway, Street** Frontage:

Zoning: 05 - R-5 Residential District View: City, Ocean, Sunrise

Public Remarks: Welcome to the Pu'unui neighborhood, where a remarkable opportunity awaits. This property is a hidden gem, featuring not just one but two distinct dwellings on a single lot. The main house boasts three bedrooms and one bathroom, providing ample space for comfortable living. Adjacent to it is a charming cottage, perfect for guests, extended family members, or potential rental income. What sets this property apart is its incredible potential. If you have an eye for design and a knack for renovation, this is your chance to create a personalized masterpiece. Additionally, the multi-unit rental possibilities make this property an excellent investment opportunity. You can live in one house while renting out the other, generating passive income to offset your mortgage or supplement your cash flow. This flexibility allows you to leverage the property in a way that aligns with your financial goals and long-term plans. **Sale Conditions:** None **Schools:** Maemae, Kawananakoa, Mckinley * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info









Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
2460 Waolani Avenue	\$1,300,000	5 & 2/0	1,985 \$655	7,353 \$177	15

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
2460 Waolani Avenue	\$393 \$0 \$0	\$1,243,900	\$264,500	\$1,348,400	96%	1960 & NA

2460 Waolani Avenue - MLS#: 202406407 - Welcome to the Pu'unui neighborhood, where a remarkable opportunity awaits. This property is a hidden gem, featuring not just one but two distinct dwellings on a single lot. The main house boasts three bedrooms and one bathroom, providing ample space for comfortable living. Adjacent to it is a charming cottage, perfect for guests, extended family members, or potential rental income. What sets this property apart is its incredible potential. If you have an eye for design and a knack for renovation, this is your chance to create a personalized masterpiece. Additionally, the multi-unit rental possibilities make this property an excellent investment opportunity. You can live in one house while renting out the other, generating passive income to offset your mortgage or supplement your cash flow. This flexibility allows you to leverage the property in a way that aligns with your financial goals and long-term plans. **Region:** Metro **Neighborhood:** Puunui **Condition:** Average, Fair **Parking:** 2 Car, Driveway, Street **Total Parking:** 3 **View:** City, Ocean, Sunrise **Frontage: Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** Maemae, Kawananakoa, Mckinley * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market