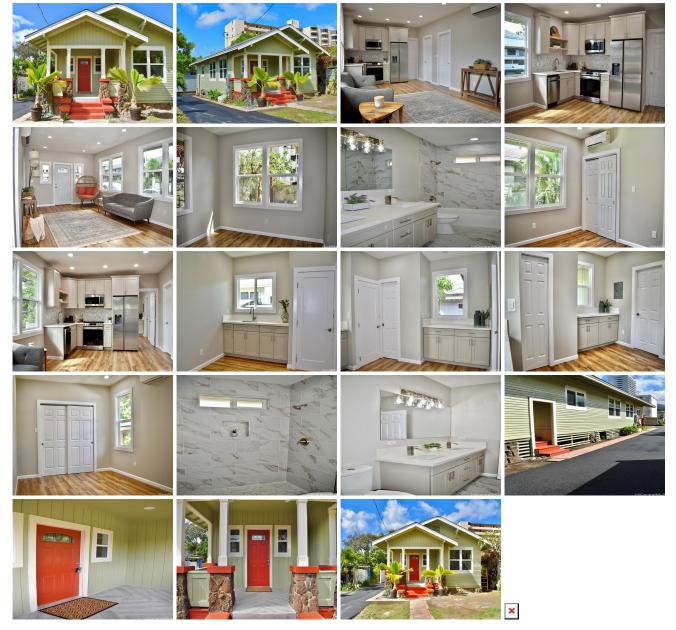
## 1450 Keeaumoku Street Unit C, Honolulu 96822 \* \$1,100,000 \* Originally \$1,250,000

Beds: <b>3</b>	MLS#: 202	2 <u>407713</u> , FS	Year Built: <b>1928</b>
Bath: <b>2/1</b>	Status: Act	ive	Remodeled: 2024
Living Sq. Ft.: <b>1,123</b>	List Date & DOM: 04-	05-2024 & 41	Total Parking: 5
Land Sq. Ft.: <b>4,400</b>	Condition: Exc	ellent	Assessed Value
Lanai Sq. Ft.: <b>0</b>	Frontage: Oth	ner	Building: <b>\$68,500</b>
Sq. Ft. Other: <b>91</b>	Tax/Year: <b>\$30</b>	00/2023	Land: <b>\$961,400</b>
Total Sq. Ft. <b>1,214</b>	Neighborhood: <b>Ma</b>	kiki Area	Total: <b>\$1,029,900</b>
Maint./Assoc. <b>\$0 / \$0</b>	Flood Zone: Zor	ne X - <u>Tool</u>	Stories / CPR: One / No
Parking: <b>3 Car+, Boat, E</b>	Driveway	Frontage: Ot	her
Zoning: 12 - A-2 Mediu	m Density Apartme	View: No	one

**Public Remarks:** PRICE IMPROVEMENT!! Vintage charm meets modern comfort in this fully renovated 1928 Makiki residence. Its multi-generational floorplan with separate entrances provides a 2bd/1ba in the front and a 1bd/1ba in the rear. High value improvements for the new owner include a brand new roof, new plumbing and upgraded 200 amp electrical and new wiring throughout, 4 split AC units, all new Pella windows, luxury vinyl plank flooring and fresh paint inside and out. The open concept kitchen features all-new cabinetry, brand new stainless steel appliances, and quartz countertops. With parking at a premium in Metro Honolulu, this lot and freshly paved driveway boasts space for 3+ vehicles (maybe even a boat)! The parcel is minutes from the freeway and just one mile north of world-famous Ala Moana Beach Park and Ala Moana Shopping Center, as well as a mere mile and a half from the University of Hawaii, Kapiolani Medical Center, and Waikiki. Ask your realtor today how this unique Honolulu property can save you time and money! **Sale Conditions:** None **Schools:** Kaahumanu, Stevenson, Roosevelt \* Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info



Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	DOM
1450 Keeaumoku Street C	<u>\$1,100,000</u>	3 & 2/1	1,123   \$980	4,400   \$250	41

Address	Tax   Maint.   Ass.		Assessed Building	Assessed Total	Ratio	Year & Remodeled
<u>1450 Keeaumoku Street C</u>	\$300   \$0   \$0	\$961,400	\$68,500	\$1,029,900	107%	1928 & 2024

1450 Keeaumoku Street C - MLS#: 202407713 - Original price was \$1,250,000 - PRICE IMPROVEMENT!! Vintage charm meets modern comfort in this fully renovated 1928 Makiki residence. Its multi-generational floorplan with separate entrances provides a 2bd/1ba in the front and a 1bd/1ba in the rear. High value improvements for the new owner include a brand new roof, new plumbing and upgraded 200 amp electrical and new wiring throughout, 4 split AC units, all new Pella windows, luxury vinyl plank flooring and fresh paint inside and out. The open concept kitchen features all-new cabinetry, brand new stainless steel appliances, and quartz countertops. With parking at a premium in Metro Honolulu, this lot and freshly paved driveway boasts space for 3+ vehicles (maybe even a boat)! The parcel is minutes from the freeway and just one mile north of world-famous Ala Moana Beach Park and Ala Moana Shopping Center, as well as a mere mile and a half from the University of Hawaii, Kapiolani Medical Center, and Waikiki. Ask your realtor today how this unique Honolulu property can save you time and money! **Region:** Metro **Neighborhood:** Makiki Area **Condition:** Excellent **Parking:** 3 Car+, Boat, Driveway **Total Parking:** 5 **View:** None **Frontage:** Other **Pool:** None **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** Kaahumanu, Stevenson, Roosevelt \* Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market