

**1454 Dement Street, Honolulu 96819 \* \$855,000**

Beds: <b>4</b>	MLS#: <b><u>202408147</u>, FS</b>	Year Built: <b>1978</b>
Bath: <b>3/0</b>	Status: <b>Pending</b>	Remodeled:
Living Sq. Ft.: <b>1,644</b>	List Date & DOM: <b>04-13-2024 &amp; 1</b>	Total Parking: <b>2</b>
Land Sq. Ft.: <b>4,000</b>	Condition: <b>Fair</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>384</b>	Frontage: <b>Other</b>	Building: <b>\$185,700</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$224/2023</b>	Land: <b>\$735,300</b>
Total Sq. Ft. <b>2,028</b>	Neighborhood: <b>Kalihi-lower</b>	Total: <b>\$921,000</b>
Maint./Assoc. <b>\$0 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone X - <u>Tool</u></b>	Stories / CPR: <b>One / No</b>
Parking: <b>Carport, Street</b>	Frontage: <b>Other</b>	
<a href="#">Zoning</a> : <b>07 - R-3.5 Residential District</b>	View: <b>None</b>	

**Public Remarks:** Versatility, convenience, and possibilities... Home boasts a multi-family floor plan. Main house is a 2-bedroom/2-bath unit with spacious open concept. The kitchen is HUGE, with plenty of cabinetry and room for a full size fridge and separate freezer. This unit also has a big bonus room that can be used as a den, tv/play room, or as noted on tax records as a 3rd "bedroom." The surprise bonus of this hidden gem is that the property also offers an additional 1-bedroom/1-bath unit with full kitchen. Great for extended family while still having your own space or use as a rental property. Best of all, the home is a single story. So if an occupant has limited mobility, no need to worry about stairs. The icing on the cake is the ideal town location. Be in the heart of downtown Honolulu, with public transportation, freeway, school, and park just around the corner. Yet, the property sits on a narrow side street which gives it the feel of a private cul-de-sac. While home is "move-in ready," it is dated and ready for modernization. Here is your blank canvas ready to be personalized and with the generous square footage to accommodate your boldest vision. Come experience your real estate CLARITY. **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="#">1454 Dement Street</a>	<a href="#">\$855,000</a>	4 & 3/0	1,644   \$520	4,000   \$214	1

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">1454 Dement Street</a>	\$224   \$0   \$0	\$735,300	\$185,700	\$921,000	93%	1978 & NA

[1454 Dement Street](#) - MLS#: [202408147](#) - Versatility, convenience, and possibilities... Home boasts a multi-family floor plan. Main house is a 2-bedroom/2-bath unit with spacious open concept. The kitchen is HUGE, with plenty of cabinetry and room for a full size fridge and separate freezer. This unit also has a big bonus room that can be used as a den, tv/play room, or as noted on tax records as a 3rd "bedroom." The surprise bonus of this hidden gem is that the property also offers an additional 1-bedroom/1-bath unit with full kitchen. Great for extended family while still having your own space or use as a rental property. Best of all, the home is a single story. So if an occupant has limited mobility, no need to worry about stairs. The icing on the cake is the ideal town location. Be in the heart of downtown Honolulu, with public transportation, freeway, school, and park just around the corner. Yet, the property sits on a narrow side street which gives it the feel of a private cul-de-sac. While home is "move-in ready," it is dated and ready for modernization. Here is your blank canvas ready to be personalized and with the generous square footage to accommodate your boldest vision. Come experience your real estate CLARITY. **Region:** Metro **Neighborhood:** Kalihi-lower **Condition:** Fair **Parking:** Carport, Street **Total Parking:** **2 View:** None **Frontage:** Other **Pool:** None **Zoning:** 07 - R-3.5 Residential District **Sale Conditions:** None **Schools:** , , \* [Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info](#)

DOM = Days on Market