

Pacific Manor 785 Kinau Street Unit 403, Honolulu 96813 * \$350,000 * Originally \$368,000

Sold Price: \$340,000	Sold Date: 07-16-2024	Sold Ratio: 97%
Beds: 1	MLS#: 202404511 , FS	Year Built: 1975
Bath: 1/0	Status: Sold	Remodeled:
Living Sq. Ft.: 596	List Date & DOM: 03-06-2024 & 83	Total Parking: 1
Land Sq. Ft.: 13,242	Condition: Average	Assessed Value
Lanai Sq. Ft.: 0	Frontage: Other	Building: \$204,900
Sq. Ft. Other: 0	Tax/Year: \$75/2023	Land: \$51,300
Total Sq. Ft. 596	Neighborhood: Kapio-kinau-ward	Total: \$256,200
Maint./Assoc. \$599 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: 8-14 / No
Parking: Assigned, Covered - 1, Guest, Secured Entry	Frontage: Other	

Zoning: 12 - A-2 Medium Density Apartme

View: City, Mountain

Public Remarks: PRICE REDUCTION TO \$350,000 Fee Simple for this 596 sf, bright and breezy 1 bedroom 1 bath condo with \$599 Maintenance fee. VA Approved and SELLER FINANCING AVAILABLE. Comfortable lifestyle in the City near Blaisdell Center, Ala Moana Shopping Center, hospitals and freeways. Special Assessment of \$60,000 was fully paid in 2019. Enjoy gated security to Entrance, Covered Assigned Parking Stall, Community Laundry and Pool Area. Sold in "As Is" Condition. WELCOME TO VISIT YOUR POTENTIAL NEW HOME! **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
785 Kinau Street 403	\$350,000	1 & 1/0	596 \$587	13,242 \$26	83

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
785 Kinau Street 403	\$75 \$599 \$0	\$51,300	\$204,900	\$256,200	137%	1975 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
785 Kinau Street 403	\$340,000	07-16-2024	97%	92%	Conventional

[785 Kinau Street 403](#) - MLS#: [202404511](#) - Original price was \$368,000 - PRICE REDUCTION TO \$350,000 Fee Simple for this 596 sf, bright and breezy 1 bedroom 1 bath condo with \$599 Maintenance fee. VA Approved and SELLER FINANCING AVAILABLE. Comfortable lifestyle in the City near Blaisdell Center, Ala Moana Shopping Center, hospitals and freeways. Special Assessment of \$60,000 was fully paid in 2019. Enjoy gated security to Entrance, Covered Assigned Parking Stall, Community Laundry and Pool Area. Sold in "As Is" Condition. WELCOME TO VISIT YOUR POTENTIAL NEW HOME! **Region:** Metro **Neighborhood:** Kapio-kinau-ward **Condition:** Average **Parking:** Assigned, Covered - 1, Guest, Secured Entry **Total Parking:** 1 **View:** City, Mountain **Frontage:** Other **Pool:** **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market