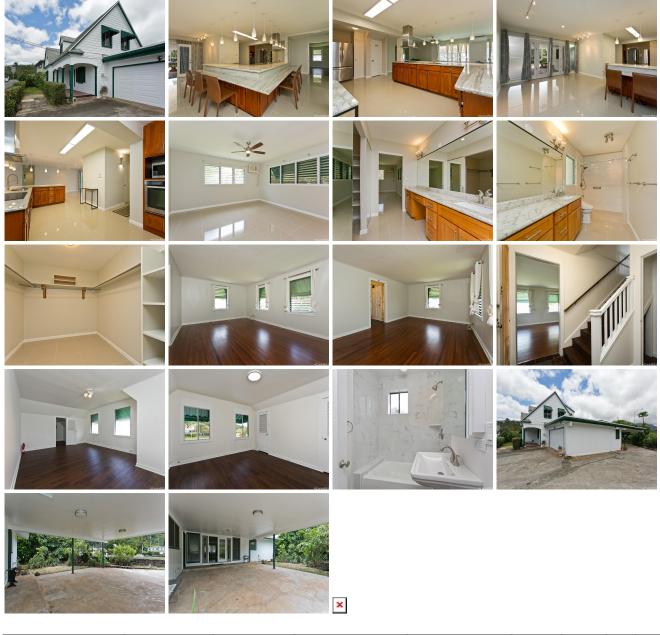
16 Coelho Way, Honolulu 96817 * * \$1,495,000

Beds: 3	MLS#: 2	202411722, FS	Year Built: 1940
Bath: 3/0	Status:	Active Under Contract	Remodeled: 1965
Living Sq. Ft.: 2,856	List Date & DOM: C)5-22-2024 & 8	Total Parking: 5
Land Sq. Ft.: 7,510	Condition: A	Above Average	Assessed Value
Lanai Sq. Ft.: 0	Frontage:		Building: \$335,100
Sq. Ft. Other: 396	Tax/Year: \$	\$353/2023	Land: \$1,014,100
Total Sq. Ft. 3,252	Neighborhood: N	Nuuanu Area	Total: \$1,349,200
Maint./Assoc. \$0 / \$0	Flood Zone: 2	Zone X - <u>Tool</u>	Stories / CPR: Two / No
Parking: 3 Car+, Dr	iveway, Garage, Street	Frontage:	
Zoning: 03 - R10 -	Residential District	View:	None

Public Remarks: Classic Nuuanu charmer! Freshly painted exterior, - situated minutes from downtown Honolulu, - spacious updated 'open' Kitchen w/ Granite countertops, - updated primary bath w/ double vanity and walk in shower, - recently renovated Bedrooms 2 and 3, and full bath w/tub situated on the 2nd floor, - Two additional rooms situated on the 1st floor that could be utilized as either office/den or formal dining room, and - Porcelain tile, and hardwood floors throughout the 1st floor, 2nd floor - newly installed vinyl laminate floors. Large 7,000+ sf level lot, situated on the corner of Coelho Way and Pali Hwy. **Sale Conditions:** Probate **Schools:** <u>Maemae</u>, <u>Kawananakoa</u>, <u>Roosevelt</u> * <u>Request Showing</u>, <u>Photos</u>, <u>History</u>, <u>Maps</u>, <u>Deed</u>, <u>Watch List</u>, <u>Tax Info</u>



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	Address	Drico	Bd & Bth	Living / Avg		Lanai	Occ.	FL	DOM
	Address	Price	σαασιπ	Living / Avg.	Land Avg. 🛛 🛛	Lanai	000	ILE I	
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16 Coelho Way	<u>\$1,495,000</u>	3 & 3/0	2,856 \$523	7,510 \$199	0	0%	0	8

Address	Lax Maint, Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
16 Coelho Way	\$353 \$0 \$0	\$1,014,100	\$335,100	\$1,349,200	111%	1940 & 1965

<u>16 Coelho Way</u> - MLS#: <u>202411722</u> - Classic Nuuanu charmer! Freshly painted exterior, - situated minutes from downtown Honolulu, - spacious updated 'open' Kitchen w/ Granite countertops, - updated primary bath w/ double vanity and walk in shower, - recently renovated Bedrooms 2 and 3, and full bath w/tub situated on the 2nd floor, - Two additional rooms situated on the 1st floor that could be utilized as either office/den or formal dining room, and - Porcelain tile, and hardwood floors throughout the 1st floor, 2nd floor - newly installed vinyl laminate floors. Large 7,000+ sf level lot, situated on the corner of Coelho Way and Pali Hwy. **Region:** Metro **Neighborhood:** Nuuanu Area **Condition:** Above Average **Parking:** 3 Car+, Driveway, Garage, Street **Total Parking:** 5 **View:** None **Frontage: Pool:** None **Zoning:** 03 - R10 - Residential District **Sale Conditions:** Probate **Schools:** <u>Maemae</u>, <u>Kawananakoa</u>, <u>Roosevelt</u> * <u>Request Showing</u>, <u>Photos</u>, <u>History</u>, <u>Maps</u>, <u>Deed</u>, <u>Watch List</u>, <u>Tax Info</u>

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number