1989 9th Avenue, Honolulu 96816 * $998,000 * Originally $1,100,000

Beds:	**3**	MLS#:	**202325397, FS**	Year Built:	**1964**
Bath:	**2/0**	Status:	**Active**	Remodeled:	
Living Sq. Ft.:	**880**	List Date & DOM:	**11-10-2023** & **249**	Total Parking:	**2**
Land Sq. Ft.:	**5,759**	Condition:	**Fair**	Assessed Value	
Lanai Sq. Ft.:	**0**	Frontage:	**Other**	Building:	**$129,900**
Sq. Ft. Other:	**461**	Tax/Year:	**$249/2023**	Land:	**$778,500**
Total Sq. Ft.	**1,341**	Neighborhood:	**Palolo**	Total:	**$908,400**
Maint./Assoc.	**$0 / $0**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**One / No**
Parking:	**2 Car**	Frontage:	**Other**		
Zoning:	**05 - R-5 Residential District**	View:	**Mountain**		

Public Remarks: Discover the opportunity to build your dream home at an affordable price with this exceptional property. When initially purchased, it was thoroughly inspected and found free of any termite damage, ensuring a solid and reliable structure as your foundation. The property has been further enhanced with new footings and a new sewer providing a robust base for any construction or renovation plans. Additionally, permits have already been applied for, offering a seamless transition for the new owner. This is an ideal chance for those looking to infuse their personal taste and style into a home. Whether you wish to tweak the existing design or completely transform it, this property offers the flexibility and potential to realize your unique vision. Embrace the freedom to create a space that truly reflects your preferences and lifestyle, all set on a solid, well-prepared foundation that promises longevity and peace of mind. Experience the charm of Kaimuki, a quintessential neighborhood where convenience meets lifestyle. **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
1989 9th Avenue	**$998,000**	3 & 2/0	880 | $1,134	5,759 | $173	249

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1989 9th Avenue	$249 | $0 | $0	$778,500	$129,900	$908,400	110%	1964 & NA

1989 9th Avenue - MLS#: 202325397 - Original price was $1,100,000 - Discover the opportunity to build your dream home at an affordable price with this exceptional property. When initially purchased, it was thoroughly inspected and found free of any termite damage, ensuring a solid and reliable structure as your foundation. The property has been further enhanced with new footings and a new sewer providing a robust base for any construction or renovation plans. Additionally, permits have already been applied for, offering a seamless transition for the new owner. This is an ideal chance for those looking to infuse their personal taste and style into a home. Whether you wish to tweak the existing design or completely transform it, this property offers the flexibility and potential to realize your unique vision. Embrace the freedom to create a space that truly reflects your preferences and lifestyle, all set on a solid, well-prepared foundation that promises longevity and peace of mind. Experience the charm of Kaimuki, a quintessential neighborhood where convenience meets lifestyle. **Region:** Diamond Head **Neighborhood:** Palolo **Condition:** Fair **Parking:** 2 Car **Total Parking:** 2 **View:** Mountain **Frontage:** Other **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market