2212 Amikuku Place, Pearl City 96782 * * $950,000 * Originally $985,000

Beds:	**3**	MLS#:	**202400174, FS**	Year Built:	**1966**
Bath:	**2/0**	Status:	**Active Under Contract**	Remodeled:	**1970**
Living Sq. Ft.:	**1,270**	List Date & DOM:	**01-03-2024** & **91**	Total Parking:	**4**
Land Sq. Ft.:	**5,612**	Condition:	**Above Average**	Assessed Value	
Lanai Sq. Ft.:	**0**	Frontage:	**Other**	Building:	**$182,100**
Sq. Ft. Other:	**5,612**	Tax/Year:	**$130/2023**	Land:	**$739,700**
Total Sq. Ft.	**6,882**	Neighborhood:	**Pacific Palisades**	Total:	**$921,800**
Maint./Assoc.	**$0 / $0**	Flood Zone:	**Zone D - Tool**	Stories / CPR:	**One / No**
Parking:	**3 Car+, Carport, Driveway**			Frontage:	**Other**
Zoning:	**05 - R-5 Residential District**			View:	**Mountain, Ocean, Sunrise, Sunset**

Public Remarks: Will Consider All Offers. Must Sell! Price cut! Back on the market! Single level, 3-bed, 2-bath. Remodeled with double wall construction, virtually sound proof. Spacious master bathroom with large walk-in shower and adjacent tub. Custom overhead enclosed storage in each bedroom. Large tool room next to garage. Surrounding rock wall, and gated parking. Lots of custom lighting, bright and well lit. FULLY FURNISHED with quality furniture, standing fans, bedding and much more. exercise equipment etc. **Sale Conditions:** None **Schools:** Pearl City, , Pearl City * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	Lanai	Occ.	FL	DOM
2212 Amikuku Place	**$950,000**	3 & 2/0	1,270 | $748	5,612 | $169	0	0%	0	91

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
2212 Amikuku Place	$130 | $0 | $0	$739,700	$182,100	$921,800	103%	1966 & 1970

2212 Amikuku Place - MLS#: 202400174 - Original price was $985,000 - Will Consider All Offers. Must Sell! Price cut! Back on the market! Single level, 3-bed, 2-bath. Remodeled with double wall construction, virtually sound proof. Spacious master bathroom with large walk-in shower and adjacent tub. Custom overhead enclosed storage in each bedroom. Large tool room next to garage. Surrounding rock wall, and gated parking. Lots of custom lighting, bright and well lit. FULLY FURNISHED with quality furniture, standing fans, bedding and much more. exercise equipment etc. **Region:** Pearl City **Neighborhood:** Pacific Palisades **Condition:** Above Average **Parking:** 3 Car+, Carport, Driveway **Total Parking:** 4 **View:** Mountain, Ocean, Sunrise, Sunset **Frontage:** Other **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** Pearl City, , Pearl City * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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