

**1260 Richard Ln 1250 Richard Lane Unit 508A, Honolulu 96819 \* 1260 Richard Ln \***

**\$340,000 \* Originally \$360,000**

Beds: <b>2</b>	MLS#: <b>202400975, FS</b>	Year Built: <b>1977</b>
Bath: <b>1/0</b>	Status: <b>Cancelled</b>	Remodeled: <b>2023</b>
Living Sq. Ft.: <b>643</b>	List Date & DOM: <b>01-17-2024 &amp; 177</b>	Total Parking: <b>1</b>
Land Sq. Ft.: <b>87,991</b>	Condition: <b>Above Average</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>60</b>	Frontage: <b>Other</b>	Building: <b>\$239,100</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$84/2023</b>	Land: <b>\$50,500</b>
Total Sq. Ft. <b>703</b>	Neighborhood: <b>Kalihi-lower</b>	Total: <b>\$289,600</b>
Maint./Assoc. <b>\$752 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone AE - Tool</b>	Stories / CPR: <b>4-7 / No</b>
Parking: <b>Assigned, Guest</b>	Frontage: <b>Other</b>	
<a href="#">Zoning</a> : <b>12 - A-2 Medium Density Apartme</b>	View: <b>City, Mountain</b>	

**Public Remarks:** PRICE ADJUSTMENT!! Seller says Sell! Imagine yourself living in the city where you get the convenience of urban life without worrying about long commute and traffic. This 2 bed, 1 bath unit boasts newly painted walls, porcelain ceramic tile flooring, granite kitchen cabinets, mirrored living room that makes your living area look wider & bigger and the mirrored bedroom cabinets. But the real gem? The lanai facing the park offers stunning mountain views and a refreshing natural breeze. It's an escape to paradise. This building is secured, it also offers a 24 hour security guard to give you peace of mind. Unit has one assigned parking #157 just a few steps from the main building entrance. Guest parking is right across the security area. Building is PET FRIENDLY. **Sale Conditions:** None **Schools:** [Kalihi Waena](#), [Dole](#), [Farrington](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	Lanai	Occ.	FL	DOM
<a href="#">1250 Richard Lane 508A</a>	<b>\$340,000</b>	2 & 1/0	643   \$529	87,991   \$4	60	70%	5	177

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">1250 Richard Lane 508A</a>	\$84   \$752   \$0	\$50,500	\$239,100	\$289,600	117%	1977 & 2023

[1250 Richard Lane 508A](#) - MLS#: [202400975](#) - Original price was \$360,000 - PRICE ADJUSTMENT!! Seller says Sell! Imagine yourself living in the city where you get the convenience of urban life without worrying about long commute and traffic. This 2 bed, 1 bath unit boasts newly painted walls, porcelain ceramic tile flooring, granite kitchen cabinets, mirrored living room that makes your living area look wider & bigger and the mirrored bedroom cabinets. But the real gem? The lanai facing the park offers stunning mountain views and a refreshing natural breeze. It's an escape to paradise. This building is secured, it also offers a 24 hour security guard to give you peace of mind. Unit has one assigned parking #157 just a few steps from the main building entrance. Guest parking is right across the security area. Building is PET FRIENDLY. **Region:** Metro **Neighborhood:** Kalihi-lower **Condition:** Above Average **Parking:** Assigned, Guest **Total Parking:** 1 **View:** City, Mountain **Frontage:** Other **Pool:** **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** [Kalihi Waena](#), [Dole](#), [Farrington](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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