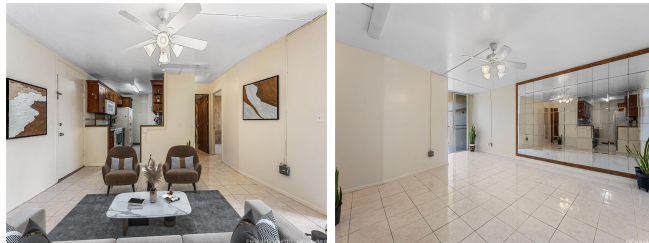


1260 Richard Ln 1250 Richard Lane Unit 508A, Honolulu 96819 * 1260 Richard Ln *

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

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

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
1250 Richard Lane 508A	\$340,000	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
1250 Richard Lane 508A	\$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