

**1260 Richard Ln 1260 Richard Lane Unit 314, Honolulu 96819 \* 1260 Richard Ln \* \$335,000**

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

Beds: <b>2</b>	MLS#: <b>202401388, FS</b>	Year Built: <b>1978</b>
Bath: <b>1/0</b>	Status: <b>Active</b>	Remodeled: <b>2023</b>
Living Sq. Ft.: <b>643</b>	List Date & DOM: <b>01-24-2024 &amp; 175</b>	Total Parking: <b>1</b>
Land Sq. Ft.: <b>87,991</b>	Condition: <b>Excellent, Above Average</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>60</b>	Frontage: <b>Other</b>	Building: <b>\$238,800</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$94/2024</b>	Land: <b>\$50,500</b>
Total Sq. Ft. <b>703</b>	Neighborhood: <b>Kalihi-lower</b>	Total: <b>\$348,200</b>
Maint./Assoc. <b>\$721 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone AE - Tool</b>	Stories / CPR: <b>4-7 / No</b>
Parking: <b>Assigned, Covered - 1</b>	Frontage: <b>Other</b>	
<a href="#">Zoning</a> : <b>12 - A-2 Medium Density Apartme</b>	View: <b>None, Other</b>	

**Public Remarks:** Price reduced! Motivated Seller! Welcome to your new home! Great for first-home buyer or investor. This two bedroom, one bathroom condo offers comfort and convenience. The unit has been tastefully remodeled. Popcorn ceiling removed! With a lanai and secured parking, this turnkey unit is move-in ready. One covered parking with a storage. The building ensures peace of mind with 24 hour security, key access doors, and a keyed elevator. Located strategically near bus lines, schools, and shopping. This condo provides both a tranquil living space and quick access to daily necessities. Don't miss the opportunity to make this secure condo your own! **Sale Conditions:** None **Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	Lanai	Occ.	FL	DOM
<a href="#">1260 Richard Lane 314</a>	<b>\$335,000</b>	2 & 1/0	643   \$521	87,991   \$4	60	70%	3	175

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">1260 Richard Lane 314</a>	\$94   \$721   \$0	\$50,500	\$238,800	\$348,200	96%	1978 & 2023

[1260 Richard Lane 314](#) - MLS#: [202401388](#) - Original price was \$360,000 - Price reduced! Motivated Seller! Welcome to your new home! Great for first-home buyer or investor. This two bedroom, one bathroom condo offers comfort and convenience. The unit has been tastefully remodeled. Popcorn ceiling removed! With a lanai and secured parking, this turnkey unit is move-in ready. One covered parking with a storage. The building ensures peace of mind with 24 hour security, key access doors, and a keyed elevator. Located strategically near bus lines, schools, and shopping. This condo provides both a tranquil living space and quick access to daily necessities. Don't miss the opportunity to make this secure condo your own! **Region:** Metro **Neighborhood:** Kalihi-lower **Condition:** Excellent, Above Average **Parking:** Assigned, Covered - 1 **Total Parking:** 1 **View:** None, Other **Frontage:** Other **Pool:** **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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