

**1260 Richard Ln 1260 Richard Lane Unit 213, Honolulu 96819 \* \$314,000 \* Originally \$318,000**

Bed(s): <b>2</b>	MLS#: <b>202401755, FS</b>	Year Built: <b>1978</b>
Bath: <b>1/0</b>	Status: <b>Active</b>	Remodeled: <b>2024</b>
Living Sq. Ft.: <b>643</b>	List Date & DOM: <b>02-02-2024 &amp; 165</b>	Total Parking: <b>1</b>
Land Sq. Ft.: <b>0</b>	Condition: <b>Above Average</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>60</b>	Frontage:	Building: <b>\$238,100</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>\$288,600</b>
Maint./Assoc. <b>\$721 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone AE - Tool</b>	Stories / CPR: <b>One / No</b>
Parking: <b>Assigned, Covered - 1, Guest</b>	Frontage:	
<a href="#">Zoning</a> : <b>12 - A-2 Medium Density Apartme</b>	View: <b>None</b>	

**Public Remarks:** SELLER CREDIT of \$5000 to Buyer. Welcome to this delightful and cozy residence nestled in Kalihi. Featuring 2 bedrooms and 1 full bath, along with a generously sized lanai area, it's an ideal retreat for those seeking comfort and convenience. With recent upgrades including new vinyl flooring, water heater, toilet, bathroom vanity, and kitchen upgrades including new countertops and cabinets, this home is move-in ready. Perfect for both homeowners and investors alike, this fee-simple 2-bedroom unit includes one assigned covered parking stall beneath the building, as well as washer and dryer hook-ups within the unit. Ample guest parking, on-site management, and a secure building provide peace of mind. Conveniently situated near shopping centers, military bases, schools, major bus lines, and freeway access, commuting is a breeze. Whether you're running errands or exploring the vibrant metro Honolulu area, this location offers easy access to all amenities. **Sale Conditions:** None **Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	DOM
<a href="#">1260 Richard Lane 213</a>	<b>\$314,000</b>	2 & 1/0	643   \$488	0   \$inf	165

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">1260 Richard Lane 213</a>	\$84   \$721   \$0	\$50,500	\$238,100	\$288,600	109%	1978 & 2024

[1260 Richard Lane 213](#) - MLS#: [202401755](#) - Original price was \$318,000 - SELLER CREDIT of \$5000 to Buyer. Welcome to this delightful and cozy residence nestled in Kalihi. Featuring 2 bedrooms and 1 full bath, along with a generously sized lanai area, it's an ideal retreat for those seeking comfort and convenience. With recent upgrades including new vinyl flooring, water heater, toilet, bathroom vanity, and kitchen upgrades including new countertops and cabinets, this home is move-in ready. Perfect for both homeowners and investors alike, this fee-simple 2-bedroom unit includes one assigned covered parking stall beneath the building, as well as washer and dryer hook-ups within the unit. Ample guest parking, on-site management, and a secure building provide peace of mind. Conveniently situated near shopping centers, military bases, schools, major bus lines, and freeway access, commuting is a breeze. Whether you're running errands or exploring the vibrant metro Honolulu area, this location offers easy access to all amenities. **Region:** Metro **Neighborhood:** Kalihi-lower **Condition:** Above Average **Parking:** Assigned, Covered - 1, Guest **Total Parking:** 1 **View:** None **Frontage:** **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