

**Pacific Manor 785 Kinau Street Unit 403, Honolulu 96813 \* \$350,000 \* Originally \$368,000**

Sold Price: \$340,000	Sold Date: 07-16-2024	Sold Ratio: 97%
Beds: <b>1</b>	MLS#: <a href="#">202404511</a> , FS	Year Built: <b>1975</b>
Bath: <b>1/0</b>	Status: <b>Sold</b>	Remodeled:
Living Sq. Ft.: <b>596</b>	List Date & DOM: <b>03-06-2024 &amp; 83</b>	Total Parking: <b>1</b>
Land Sq. Ft.: <b>13,242</b>	Condition: <b>Average</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>0</b>	Frontage: <b>Other</b>	Building: <b>\$204,900</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$75/2023</b>	Land: <b>\$51,300</b>
Total Sq. Ft. <b>596</b>	Neighborhood: <b>Kapio-kinau-ward</b>	Total: <b>\$256,200</b>
Maint./Assoc. <b>\$599 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone X - Tool</b>	Stories / CPR: <b>8-14 / No</b>
Parking: <b>Assigned, Covered - 1, Guest, Secured Entry</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 REDUCTION TO \$350,000 Fee Simple for this 596 sf, bright and breezy 1 bedroom 1 bath condo with \$599 Maintenance fee. VA Approved and SELLER FINANCING AVAILABLE. Comfortable lifestyle in the City near Blaisdell Center, Ala Moana Shopping Center, hospitals and freeways. Special Assessment of \$60,000 was fully paid in 2019. Enjoy gated security to Entrance, Covered Assigned Parking Stall, Community Laundry and Pool Area. Sold in "As Is" Condition. WELCOME TO VISIT YOUR POTENTIAL NEW HOME! **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="#">785 Kinau Street 403</a>	<b>\$350,000</b>	1 & 1/0	596   \$587	13,242   \$26	83

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">785 Kinau Street 403</a>	\$75   \$599   \$0	\$51,300	\$204,900	\$256,200	137%	1975 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
<a href="#">785 Kinau Street 403</a>	\$340,000	07-16-2024	97%	92%	Conventional

[785 Kinau Street 403](#) - MLS#: [202404511](#) - Original price was \$368,000 - PRICE REDUCTION TO \$350,000 Fee Simple for this 596 sf, bright and breezy 1 bedroom 1 bath condo with \$599 Maintenance fee. VA Approved and SELLER FINANCING AVAILABLE. Comfortable lifestyle in the City near Blaisdell Center, Ala Moana Shopping Center, hospitals and freeways. Special Assessment of \$60,000 was fully paid in 2019. Enjoy gated security to Entrance, Covered Assigned Parking Stall, Community Laundry and Pool Area. Sold in "As Is" Condition. WELCOME TO VISIT YOUR POTENTIAL NEW HOME! **Region:** Metro **Neighborhood:** Kapio-kinau-ward **Condition:** Average **Parking:** Assigned, Covered - 1, Guest, Secured Entry **Total Parking:** 1 **View:** City, Mountain **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