2250 Pauoa Road, Honolulu 96813 * * $970,000 * Originally $990,000

Beds:	**7**	MLS#:	**202407813, FS**	Year Built:	**1930**
Bath:	**3/3**	Status:	**Active**	Remodeled:	
Living Sq. Ft.:	**2,317**	List Date & DOM:	**04-15-2024** & **92**	Total Parking:	**2**
Land Sq. Ft.:	**3,575**	Condition:	**Fair, Needs Major Repair**	Assessed Value	
Lanai Sq. Ft.:	**0**	Frontage:		Building:	**$388,500**
Sq. Ft. Other:	**0**	Tax/Year:	**$384/2024**	Land:	**$928,600**
Total Sq. Ft.	**2,317**	Neighborhood:	**Pauoa Valley**	Total:	**$1,317,100**
Maint./Assoc.	**$0 / $0**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**Basement, Two / No**

Parking: **2 Car, Carport, Driveway, Street** Frontage:

Zoning: **07 - R-3.5 Residential District** View: **None**

Public Remarks: ** BACK ON MARKET ** Opportunity abounds in Pauoa Valley! This uniquely configured property has 6 living/rentable units. It's prime for rejuvenation and is in probable need of repair. It’s priced well below assessed and appraised values to spark interest in those who acknowledge the opportunity it presents. The property is located across the street from Pauoa Elementary School, and is within close proximity to Booth District Park, downtown Honolulu, the freeway, shopping, etc. **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
2250 Pauoa Road	**$970,000**	7 & 3/3	2,317 | $419	3,575 | $271	0	0%	0	92

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
2250 Pauoa Road	$384 | $0 | $0	$928,600	$388,500	$1,317,100	74%	1930 & NA

2250 Pauoa Road - MLS#: 202407813 - Original price was $990,000 - ** BACK ON MARKET ** Opportunity abounds in Pauoa Valley! This uniquely configured property has 6 living/rentable units. It's prime for rejuvenation and is in probable need of repair. It’s priced well below assessed and appraised values to spark interest in those who acknowledge the opportunity it presents. The property is located across the street from Pauoa Elementary School, and is within close proximity to Booth District Park, downtown Honolulu, the freeway, shopping, etc. **Region:** Metro **Neighborhood:** Pauoa Valley **Condition:** Fair, Needs Major Repair **Parking:** 2 Car, Carport, Driveway, Street **Total Parking:** 2 **View:** None **Frontage:** **Pool:** None **Zoning:** 07 - R-3.5 Residential District **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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