3508 Kepuhi Street, Honolulu 96815 * * \$1,249,000

Beds: 3 MLS#: 202407868, FS Year Built: 1952 Bath: 2/0 Status: Active Remodeled: Living Sq. Ft.: 1,256 List Date & DOM: **04-08-2024** & **81** Total Parking: 4 Land Sq. Ft.: 4,743 Condition: Fair **Assessed Value** Lanai Sq. Ft.: 0 Frontage: Other Building: \$349,700 Sq. Ft. Other: 536 Tax/Year: \$563/2023 Land: \$1,096,100 Total Sq. Ft. **1,792** Neighborhood: Kapahulu Total: **\$1,445,800** Stories / CPR: Split Level / No Maint./Assoc. \$0 / \$0 Flood Zone: Zone X - Tool

Parking: 3 Car+, Carport Frontage: Other Zoning: 07 - R-3.5 Residential District View: City

Public Remarks: Incredible opportunity in this highly desirable Kapahulu neighborhood. Priced well below tax assessed value. Located on Kepuhi Street, the possibilities are endless. Two homes currently sit on the property; the front home features an expansive ocean view, views of the Waikiki skyline, two bedrooms and one full bath. The second home is a one bedroom, one bath cottage with additional covered outdoor space. Great storage area underneath the front home and in the carport. Ideal opportunity to renovate both homes and live in one and rent out the other or modify all together to build your dream home. Surrounding attractions include Diamond Head State Monument, Waikiki, Ala Wai Golf Course, KCC Farmers' Market and all the retail and restaurants along Monsarrat and Kapahulu Avenue. **Sale Conditions:** None **Schools:** Waikiki, Kaimuki, Kalani * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
3508 Kepuhi Street	\$1,249,000	3 & 2/0	1,256 \$994	4,743 \$263	0	0%	0	81

Address	Tax Maint. Ass.	Assessed Land		Assessed Total	Ratio	Year & Remodeled
3508 Kepuhi Street	\$563 \$0 \$0	\$1,096,100	\$349,700	\$1,445,800	86%	1952 & NA

3508 Kepuhi Street - MLS#: 202407868 - Incredible opportunity in this highly desirable Kapahulu neighborhood. Priced well below tax assessed value. Located on Kepuhi Street, the possibilities are endless. Two homes currently sit on the property; the front home features an expansive ocean view, views of the Waikiki skyline, two bedrooms and one full bath. The second home is a one bedroom, one bath cottage with additional covered outdoor space. Great storage area underneath the front home and in the carport. Ideal opportunity to renovate both homes and live in one and rent out the other or modify all together to build your dream home. Surrounding attractions include Diamond Head State Monument, Waikiki, Ala Wai Golf Course, KCC Farmers' Market and all the retail and restaurants along Monsarrat and Kapahulu Avenue. Region: Diamond Head Neighborhood: Kapahulu Condition: Fair Parking: 3 Car+, Carport Total Parking: 4 View: City Frontage: Other Pool: None Zoning: 07 - R-3.5 Residential District Sale Conditions: None Schools: Waikiki, Kaimuki, Kalani * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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