3155 Lincoln Avenue, Honolulu 96816 * * \$1,148,000 * Originally \$1,198,000

Beds: 3 MLS#: 202411045, FS Year Built: 1971

Status: Active Under Contract Bath: 3/0 Remodeled: 2014

Living Sq. Ft.: **1,816** List Date & DOM: 05-10-2024 & 45 Total Parking: 2

Condition: Above Average, Average Land Sq. Ft.: 2,400 **Assessed Value**

Lanai Sq. Ft.: 0 Building: \$251,300 Frontage: Sq. Ft. Other: 0 Tax/Year: \$239/2024 Land: \$758,500 Total Sq. Ft. 1,816 Total: **\$1,009,800** Neighborhood: Kaimuki

Stories / CPR: **Basement, Two** / **No** Maint./Assoc. \$0 / \$0 Flood Zone: Zone X - Tool

Parking: 2 Car, Carport, Street Frontage: Zoning: 07 - R-3.5 Residential District View: None

Public Remarks: This charming & move-in ready Gem is waiting for You! This sweet home has been in the family for decades & has a new roof, new exterior stairwell, recently refinished solid oak hardwood floors & a solar water heater! The bright & airy main floor includes an open living area leading to kitchen/dining are, 2 bedrms (main bdrm w/ en suite bathrm) & a hallway bathrm for your convenience. The peaceful downstairs "bonus room" / 3rd bedroom includes a full bathrm, and is accessible through the interior stairwell and exterior entrance. Use the generous Downstairs for a primary bedroom, workout/yoga space, WFH, fun game nights, additional living space for your loved ones, or whatever suits your fancy. Enjoy daydreaming about the multiple ways to use the space for you & yours. This conveniently located "Condo" alternative eliminates condo association/maintenance fees & includes outdoor space for Fido, vegetable garden, and low maintenance options if you enjoy traveling. Centrally located to grocery store, Ala Wai golf course, schools and U.H., Kahala Mall, Waikiki, restaurants galore, Honolulu Zoo, island favorite Leonard's Bakery & so much more! 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
3155 Lincoln Avenue	\$1,148,000	3 & 3/0	1,816 \$632	2,400 \$478	0	0%	0	45

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
3155 Lincoln Avenue	\$239 \$0 \$0	\$758,500	\$251,300	\$1,009,800	114%	1971 & 2014

3155 Lincoln Avenue - MLS#: 202411045 - Original price was \$1,198,000 - This charming & move-in ready Gem is waiting for You! This sweet home has been in the family for decades & has a new roof, new exterior stairwell, recently refinished solid oak hardwood floors & a solar water heater! The bright & airy main floor includes an open living area leading to kitchen/dining are, 2 bedrms (main bdrm w/ en suite bathrm) & a hallway bathrm for your convenience. The peaceful downstairs "bonus room" / 3rd bedroom includes a full bathrm, and is accessible through the interior stairwell and exterior entrance. Use the generous Downstairs for a primary bedroom, workout/yoga space, WFH, fun game nights, additional living space for your loved ones, or whatever suits your fancy. Enjoy daydreaming about the multiple ways to use the space for you & yours. This conveniently located "Condo" alternative eliminates condo association/maintenance fees & includes outdoor space for Fido, vegetable garden, and low maintenance options if you enjoy traveling. Centrally located to grocery store, Ala Wai golf course, schools and U.H., Kahala Mall, Waikiki, restaurants galore, Honolulu Zoo, island favorite Leonard's Bakery & so much more! Region: Diamond Head Neighborhood: Kaimuki Condition: Above Average, Average Parking: 2 Car, Carport, 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