

**16 Coelho Way, Honolulu 96817 \* \* \$1,495,000**

Beds: <b>3</b>	MLS#: <b>202411722, FS</b>	Year Built: <b>1940</b>
Bath: <b>3/0</b>	Status: <b>Active Under Contract</b>	Remodeled: <b>1965</b>
Living Sq. Ft.: <b>2,856</b>	List Date & DOM: <b>05-22-2024 &amp; 8</b>	Total Parking: <b>5</b>
Land Sq. Ft.: <b>7,510</b>	Condition: <b>Above Average</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>0</b>	Frontage:	Building: <b>\$335,100</b>
Sq. Ft. Other: <b>396</b>	Tax/Year: <b>\$353/2023</b>	Land: <b>\$1,014,100</b>
Total Sq. Ft. <b>3,252</b>	Neighborhood: <b>Nuuanu Area</b>	Total: <b>\$1,349,200</b>
Maint./Assoc. <b>\$0 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone X - Tool</b>	Stories / CPR: <b>Two / No</b>
Parking: <b>3 Car+, Driveway, Garage, Street</b>	Frontage:	
<a href="#">Zoning</a> : <b>03 - R10 - Residential District</b>	View: <b>None</b>	

**Public Remarks:** Classic Nuuanu charmer! Freshly painted exterior, - situated minutes from downtown Honolulu, - spacious updated 'open' Kitchen w/ Granite countertops, - updated primary bath w/ double vanity and walk in shower, - recently renovated Bedrooms 2 and 3, and full bath w/tub situated on the 2nd floor, - Two additional rooms situated on the 1st floor that could be utilized as either office/den or formal dining room, and - Porcelain tile, and hardwood floors throughout the 1st floor, 2nd floor - newly installed vinyl laminate floors. Large 7,000+ sf level lot, situated on the corner of Coelho Way and Pali Hwy. **Sale Conditions:** Probate **Schools:** [Maemae](#), [Kawananakoa](#), [Roosevelt](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	Lanai	Occ.	FL	DOM
<a href="#">16 Coelho Way</a>	<a href="#">\$1,495,000</a>	3 & 3/0	2,856   \$523	7,510   \$199	0	0%	0	8

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">16 Coelho Way</a>	\$353   \$0   \$0	\$1,014,100	\$335,100	\$1,349,200	111%	1940 & 1965

[16 Coelho Way](#) - MLS#: [202411722](#) - Classic Nuuanu charmer! Freshly painted exterior, - situated minutes from downtown Honolulu, - spacious updated 'open' Kitchen w/ Granite countertops, - updated primary bath w/ double vanity and walk in shower, - recently renovated Bedrooms 2 and 3, and full bath w/tub situated on the 2nd floor, - Two additional rooms situated on the 1st floor that could be utilized as either office/den or formal dining room, and - Porcelain tile, and hardwood floors throughout the 1st floor, 2nd floor - newly installed vinyl laminate floors. Large 7,000+ sf level lot, situated on the corner of Coelho Way and Pali Hwy. **Region:** Metro **Neighborhood:** Nuuanu Area **Condition:** Above Average **Parking:** 3 Car+, Driveway, Garage, Street **Total Parking:** 5 **View:** None **Frontage:** Pool: None **Zoning:** 03 - R10 - Residential District **Sale Conditions:** Probate **Schools:** [Maemae](#), [Kawananakoa](#), [Roosevelt](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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