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

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

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
16 Coelho Way	$1,495,000	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
16 Coelho Way	$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