1975 Makiki Street, Honolulu 96822 * $1,400,000

Beds:	**3**	MLS#:	**202411955, FS**	Year Built:	**1929**
Bath:	**2/0**	Status:	**Active Under Contract**	Remodeled:	
Living Sq. Ft.:	**1,646**	List Date & DOM:	**05-25-2024** & **46**	Total Parking:	**2**
Land Sq. Ft.:	**4,889**	Condition:	**Average**	Assessed Value	
Lanai Sq. Ft.:	**0**	Frontage:	**Stream/Canal**	Building:	**$177,600**
Sq. Ft. Other:	**0**	Tax/Year:	**$490/2023**	Land:	**$987,000**
Total Sq. Ft.	**1,646**	Neighborhood:	**Ualakaa**	Total:	**$1,164,600**
Maint./Assoc.	**$0 / $0**	Flood Zone:	**Zone XS - Tool**	Stories / CPR:	**Two / No**
Parking:	**2 Car, Carport, Street**			Frontage:	**Stream/Canal**
Zoning:	**05 - R-5 Residential District**			View:	**Garden, Marina/Canal, Mountain**

Public Remarks: Classic Manoa/Makiki residential duplex located directly across from the Makiki Pumping Station Park. First time on the market in over fifty years, a rare offering. Tropical living surrounded by palms, the sweet scent of plumeria, wild orchids, and the tranquil sound of a small stream on the property's back boundary. Two separate units, an upper unit opening to lovely park and garden views and the lower unit opening to the stream, lush landscaping, and garden setting. Each unit offers private access, separate water heaters, and separate electric meters. The upper-level duplex features two bedrooms and one bath, double-paned windows, split and window AC units, and new carpet and paint. The living and cozy dining areas separate the bedrooms and kitchen. The lower level duplex features two bedrooms, one bath, a complete kitchen, flex space, and a wonderful private lanai area overlooking the stream. It also features double-pane windows, vinyl floors, and split and window AC units. Access to the unit is off the property's large carport through a private gate, maximizing privacy. Prime locations close to schools, Waikiki, Downtown Honolulu, and Oahu’s cosmopolitan lifestyle. **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
1975 Makiki Street	$1,400,000	3 & 2/0	1,646 | $851	4,889 | $286	46

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1975 Makiki Street	$490 | $0 | $0	$987,000	$177,600	$1,164,600	120%	1929 & NA

1975 Makiki Street - MLS#: 202411955 - Classic Manoa/Makiki residential duplex located directly across from the Makiki Pumping Station Park. First time on the market in over fifty years, a rare offering. Tropical living surrounded by palms, the sweet scent of plumeria, wild orchids, and the tranquil sound of a small stream on the property's back boundary. Two separate units, an upper unit opening to lovely park and garden views and the lower unit opening to the stream, lush landscaping, and garden setting. Each unit offers private access, separate water heaters, and separate electric meters. The upper-level duplex features two bedrooms and one bath, double-paned windows, split and window AC units, and new carpet and paint. The living and cozy dining areas separate the bedrooms and kitchen. The lower level duplex features two bedrooms, one bath, a complete kitchen, flex space, and a wonderful private lanai area overlooking the stream. It also features double-pane windows, vinyl floors, and split and window AC units. Access to the unit is off the property's large carport through a private gate, maximizing privacy. Prime locations close to schools, Waikiki, Downtown Honolulu, and Oahu’s cosmopolitan lifestyle. **Region:** Metro **Neighborhood:** Ualakaa **Condition:** Average **Parking:** 2 Car, Carport, Street **Total Parking:** 2 **View:** Garden, Marina/Canal, Mountain **Frontage:** Stream/Canal **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market