## 1832 Lusitana Street, Honolulu 96813 \* \$750,000

Beds: 3 MLS#: 202414067, FS Year Built: 1983

Status: Active Under Contract Bath: 1/0 Remodeled:

Living Sq. Ft.: 748 List Date & DOM: **06-11-2024** & **3** Total Parking: 2 Land Sq. Ft.: **3,513** Condition: Average **Assessed Value** Lanai Sq. Ft.: 0 Building: \$83,000 Frontage:

Sq. Ft. Other: 0 Tax/Year: \$191/2023 Land: \$770,700 Neighborhood: Pauoa Valley Total Sq. Ft. 748 Total: \$853,700 Maint./Assoc. \$0 / \$0 Flood Zone: Zone X - Tool Stories / CPR: One / Yes

Parking: 1 Car, Driveway Frontage: **Zoning:** 07 - R-3.5 Residential District View: None

Public Remarks: \*\*\*VA Assumable loan available\*\*\* Welcome to your charming retreat in the heart of Honolulu, Hawaii! This single-family offers a comfortable lifestyle with its 3 bedrooms and 1 bath, ideal for families or those seeking a peaceful abode in the city. Step inside to discover a well-appointed living space featuring split and window air conditioning units, ensuring comfort throughout the year. With 2+ car open parking, convenience is at your doorstep, allowing for hassle-free transportation and easy access to your residence. Whether you're heading out for a day of adventure or simply enjoying the tranquility of your neighborhood, this property offers the perfect balance of urban living and suburban charm. Located in a prime spot in town, you'll find yourself within reach of Honolulu's finest amenities, including shopping centers, dining establishments, parks, and more. Embrace the laid-back lifestyle of island living while still being minutes away from the bustling city scene. Don't miss the opportunity to make this delightful Honolulu home yours. Schedule a viewing today and experience the beauty and comfort it has to offer! Sale Conditions: None Schools: Pauoa, Keelikolani, Roosevelt \* Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

| Address              | Price            | Bd & Bth | Living / Avg. | Land   Avg.   | DOM |
|----------------------|------------------|----------|---------------|---------------|-----|
| 1832 Lusitana Street | <u>\$750,000</u> | 3 & 1/0  | 748   \$1,003 | 3,513   \$213 | 3   |

| Address              | Tax   Maint.   Ass. | Assessed<br>Land | Assessed<br>Building | Assessed<br>Total | Ratio | Year &<br>Remodeled |
|----------------------|---------------------|------------------|----------------------|-------------------|-------|---------------------|
| 1832 Lusitana Street | \$191   \$0   \$0   | \$770,700        | \$83,000             | \$853,700         | 88%   | 1983 & NA           |

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