## 3144 Charles Street, Honolulu 96816 \* \* \$999,000

Beds: 2 MLS#: 202414086, FS Year Built: 1929

Bath: 1/1 Status: Active Under Contract Remodeled: 2024

20.12.2021.0

Living Sq. Ft.: 726 List Date & DOM: 06-13-2024 & 6 Total Parking: 3 Land Sq. Ft.: 2,998 Condition: Excellent **Assessed Value** Lanai Sq. Ft.: 0 Building: \$212,700 Frontage: Sq. Ft. Other: 56 Tax/Year: **\$262/2023** Land: \$799,800 Total Sq. Ft. 782 Neighborhood: Kapahulu Total: \$1,012,500 Maint./Assoc. \$0 / \$0 Flood Zone: Zone X - Tool Stories / CPR: One / No

Parking: **3 Car+** Frontage: Zoning: **07 - R-3.5 Residential District** View: **None** 

**Public Remarks:** First open house: Sunday 6/19 from 2-5 pm. Absolutely charming! Classic, vintage home feels fresh & filled with light!! Enjoy new kitchen cabinets, new refrigerator & range/oven, new roof, new carpets, and freshly painted interior and exterior. Move in condition means less hassle for you. Included is a pre-existing, enclosed laundry room with half bath. There's even a green side yard garden area with papaya trees, oregano, and lilikoi. Enough room to create a garden plot to grow your own tomatoes & herbs. You'll appreciate the convenience of the neighborhood: Safeway, Foodland Market City, Leonard's Bakery, numerous restaurants in close proximity. A short drive to the end of Kapahulu Avenue brings you to Waikiki Beach and all that Waikiki has to offer. Or maybe, ditch the car...how about making your daily exercise a walk to Waikiki Beach to feel that sand between your toes! One car carport plus parking for 2-3 more cars is a plus! Property in good condition but being sold in "As Is" condition. Seller doing 1031 Exchange (property has been identified). **Sale Conditions:** None **Schools:** Kuhio, Kaimuki, Kaimuki \* Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	Lanai	Occ.	FL	DOM
3144 Charles Street	\$999,000	2 & 1/1	726   \$1,376	2,998   \$333	0	0%	0	6

Address	I I ax I Maint. I Ass.	I I	I	Assessed Total	Ratio	Year & Remodeled
3144 Charles Street	\$262   \$0   \$0	\$799,800	\$212,700	\$1,012,500	99%	1929 & 2024

3144 Charles Street - MLS#: 202414086 - First open house: Sunday 6/19 from 2-5 pm. Absolutely charming! Classic, vintage home feels fresh & filled with light!! Enjoy new kitchen cabinets, new refrigerator & range/oven, new roof, new carpets, and freshly painted interior and exterior. Move in condition means less hassle for you. Included is a pre-existing, enclosed laundry room with half bath. There's even a green side yard garden area with papaya trees, oregano, and lilikoi. Enough room to create a garden plot to grow your own tomatoes & herbs. You'll appreciate the convenience of the neighborhood: Safeway, Foodland Market City, Leonard's Bakery, numerous restaurants in close proximity. A short drive to the end of Kapahulu Avenue brings you to Waikiki Beach and all that Waikiki has to offer. Or maybe, ditch the car...how about making your daily exercise a walk to Waikiki Beach to feel that sand between your toes! One car carport plus parking for 2-3 more cars is a plus! Property in good condition but being sold in "As Is" condition. Seller doing 1031 Exchange (property has been identified). Region: Diamond Head Neighborhood: Kapahulu Condition: Excellent Parking: 3 Car+ Total Parking: 3 View: None Frontage: Pool: None Zoning: 07 - R-3.5 Residential District Sale Conditions: None Schools: Kuhio, Kaimuki, Kaimuki \* Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info