52 Kuahiwi Avenue, Wahiawa 96786 * * \$898,000

Beds: 4 MLS#: 202414883, FS Year Built: 1931 Bath: **1/1** Status: Active Remodeled: Living Sq. Ft.: **3,029** List Date & DOM: **07-12-2024** & **1** Total Parking: 2

Needs Major

Land Sq. Ft.: 11,400 Condition: Repair, Tear **Assessed Value**

Down

Lanai Sq. Ft.: 0 Building: \$267,400 Frontage: Other Sq. Ft. Other: 0 Tax/Year: **\$584/2024** Land: \$1,047,200 Total Sq. Ft. **3,029** Neighborhood: Wahiawa Area Total: \$1,314,600 Stories / CPR: **Basement, Two** / **No**

Maint./Assoc. \$0 / \$0 Flood Zone: Zone D - Tool

Frontage: Other Parking: 2 Car, Driveway, Garage, Street Zoning: 05 - R-5 Residential District View: None

Public Remarks: This property is a unique opportunity in Wahiawa with two lots spanning over 11,400 sq ft. The dwelling is 3,029 sq ft with 1,925 sq ft on the 1st story and 1,104 on the 2nd floor, built in 1931, with four bedrooms and one and a half baths, it requires renovation, but the potential is endless. Inside, the property features pine wood flooring and carpet, and a spacious garage providing storage with an unpermitted bathroom. This property also has a basement! The long driveway offers ample space for parking. Don't miss out on this fantastic opportunity for contractors, investors, or those looking to create their own home! Come see it for yourself today! Sale Conditions: None Schools: , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
52 Kuahiwi Avenue	\$898,000	4 & 1/1	3,029 \$296	11,400 \$79	0	0%	0	1

Address	IIAX Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
52 Kuahiwi Avenue	\$584 \$0 \$0	\$1,047,200	\$267,400	\$1,314,600	68%	1931 & NA

52 Kuahiwi Avenue - MLS#: 202414883 - This property is a unique opportunity in Wahiawa with two lots spanning over 11,400 sq ft. The dwelling is 3,029 sq ft with 1,925 sq ft on the 1st story and 1,104 on the 2nd floor, built in 1931, with four bedrooms and one and a half baths, it requires renovation, but the potential is endless. Inside, the property features pine wood flooring and carpet, and a spacious garage providing storage with an unpermitted bathroom. This property also has a basement! The long driveway offers ample space for parking. Don't miss out on this fantastic opportunity for contractors, investors, or those looking to create their own home! Come see it for yourself today! Region: Central Neighborhood: Wahiawa Area Condition: Needs Major Repair, Tear Down Parking: 2 Car, Driveway, Garage, Street Total Parking: 2 View: None Frontage: Other 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, Occ. = Occupancy, FL = Floor Number