

252 Moomuku Place Unit 4, Honolulu 96821 * * \$797,650

Beds: 3	MLS#: 202416022, FS	Year Built: 1957
Bath: 1/1	Status: Active	Remodeled:
Living Sq. Ft.: 1,140	List Date & DOM: 07-15-2024 & 1	Total Parking: 2
Land Sq. Ft.: 8,965	Condition: Needs Major Repair	Assessed Value
Lanai Sq. Ft.: 0	Frontage:	Building: \$34,600
Sq. Ft. Other: 0	Tax/Year: \$235/2023	Land: \$775,300
Total Sq. Ft. 1,140	Neighborhood: Kuliouou	Total: \$809,900
Maint./Assoc. \$0 / \$0	Flood Zone: Zone D - Tool	Stories / CPR: One / Yes
Parking: 2 Car, Carport	Frontage:	
Zoning: 05 - R-5 Residential District	View: Other	

Public Remarks: Investment opportunity in East Honolulu! This fee-simple, bank-owned, fixer-upper home features three bedrooms and one and a half bathrooms, offering a fantastic canvas for renovation. This property is designed for comfort and convenience and has two carports, a large lanai, an enclosed patio, and air conditioning. Whether you're an investor looking to flip or rent out or an owner-occupant ready to personalize your dream home, this property holds immense potential in a sought-after location. Nestled in the serene Kuliouou neighborhood between Hawaii Kai and Kahala, you'll enjoy a peaceful residential setting with easy access to vibrant amenities. Outdoor enthusiasts will love the proximity to the Kuliouou Ridge Trail, a popular hiking spot offering stunning island and ocean views. For beach lovers, Maunalua Bay, Sand Beach, and Hanauma Bay Nature Preserve are just a short drive away. Don't miss out on this unique opportunity to say "Aloha" to this rare investment opportunity!)*All potential Buyers are requested to check with the City, County, Zoning, Tax, Schools, Association, and other records to determine all details on this property listed above to their satisfaction. **Sale Conditions:** Lender Sale **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
252 Moomuku Place 4	\$797,650	3 & 1/1	1,140 \$700	8,965 \$89	0	0%	0	1

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
252 Moomuku Place 4	\$235 \$0 \$0	\$775,300	\$34,600	\$809,900	98%	1957 & NA

252 Moomuku Place 4 - MLS#: 202416022 - Investment opportunity in East Honolulu! This fee-simple, bank-owned, fixer-upper home features three bedrooms and one and a half bathrooms, offering a fantastic canvas for renovation. This property is designed for comfort and convenience and has two carports, a large lanai, an enclosed patio, and air conditioning. Whether you're an investor looking to flip or rent out or an owner-occupant ready to personalize your dream home, this property holds immense potential in a sought-after location. Nestled in the serene Kuliouou neighborhood between Hawaii Kai and Kahala, you'll enjoy a peaceful residential setting with easy access to vibrant amenities. Outdoor enthusiasts will love the proximity to the Kuliouou Ridge Trail, a popular hiking spot offering stunning island and ocean views. For beach lovers, Maunalua Bay, Sand Beach, and Hanauma Bay Nature Preserve are just a short drive away. Don't miss out on this unique opportunity to say "Aloha" to this rare investment opportunity!)*All potential Buyers are requested to check with the City, County, Zoning, Tax, Schools, Association, and other records to determine all details on this property listed above to their satisfaction. Region: Diamond Head Neighborhood: Kuliouou Condition: Needs Major Repair Parking: 2 Car, Carport Total Parking: 2 View: Other Frontage: Pool: None Zoning: 05 - R-5 Residential District Sale Conditions: Lender Sale Schools: , , * Request Showing , Photos , History , Maps , Deed , Watch List , Tax Info

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number