

**1319 Matlock Avenue, Honolulu 96814 \* \* \$1,650,000**

Beds: <b>6</b>	MLS#: <b>202416150, FS</b>	Year Built: <b>2005</b>
Bath: <b>4/0</b>	Status: <b>Active</b>	Remodeled:
Living Sq. Ft.: <b>2,248</b>	List Date & DOM: <b>07-16-2024 &amp;</b>	Total Parking: <b>7</b>
Land Sq. Ft.: <b>6,750</b>	Condition: <b>Excellent</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>0</b>	Frontage: <b>Other</b>	Building: <b>\$389,500</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$472/2023</b>	Land: <b>\$1,229,100</b>
Total Sq. Ft. <b>2,248</b>	Neighborhood: <b>Makiki Area</b>	Total: <b>\$1,618,600</b>
Maint./Assoc. <b>\$0 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone X - Tool</b>	Stories / CPR: <b>Two / No</b>
Parking: <b>3 Car+</b>	Frontage: <b>Other</b>	
<a href="#">Zoning</a> : <b>12 - A-2 Medium Density Apartme</b>	View: <b>City</b>	

**Public Remarks:** This legal duplex built in 2005 that is located in Honolulu, Hawaii is minutes from the ocean and the mountains yet close to everything in the city. The property has been cared for through the years and is ready for the next owner to enjoy. Each side of the duplex has three bedrooms/ two baths/ two parking stalls. The separate living areas have their own washer & dryer, utility meter (electric & water), solar water heater, split AC cooling system/window AC, and modern double pane/eco-friendly windows. The next owner of this duplex will have multiple opportunities including: Living on one side and renting out the other, or renting each side of the duplex to earn double the monthly rental income. A stand alone work shed on the property and (3) additional parking stalls can also be rented for monthly income. Fee Simple, existing termite warranty, perimeter fencing, low maintenance surrounding landscaping, this property located Makiki, Oahu, Hawaii, has it all!  
**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
<a href="#">1319 Matlock Avenue</a>	<a href="#">\$1,650,000</a>	6 & 4/0	2,248   \$734	6,750   \$244	0	0%	0	0

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">1319 Matlock Avenue</a>	\$472   \$0   \$0	\$1,229,100	\$389,500	\$1,618,600	102%	2005 & NA

[1319 Matlock Avenue](#) - MLS#: [202416150](#) - This legal duplex built in 2005 that is located in Honolulu, Hawaii is minutes from the ocean and the mountains yet close to everything in the city. The property has been cared for through the years and is ready for the next owner to enjoy. Each side of the duplex has three bedrooms/ two baths/ two parking stalls. The separate living areas have their own washer & dryer, utility meter (electric & water), solar water heater, split AC cooling system/window AC, and modern double pane/eco-friendly windows. The next owner of this duplex will have multiple opportunities including: Living on one side and renting out the other, or renting each side of the duplex to earn double the monthly rental income. A stand alone work shed on the property and (3) additional parking stalls can also be rented for monthly income. Fee Simple, existing termite warranty, perimeter fencing, low maintenance surrounding landscaping, this property located Makiki, Oahu, Hawaii, has it all! **Region:** Metro **Neighborhood:** Makiki Area **Condition:** Excellent **Parking:** 3 Car+ **Total Parking:** 7 **View:** City **Frontage:** Other **Pool:** None **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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