

# Property Full

**1-3-2-053-008-0000 4060 Maunaloa Ave, Honolulu 96816**

MLS#: **202313791**  
Status: **Active**  
Lnd Tenure: **FS - Fee Simple**  
Listing Service: **Full Service**

Region: **DiamondHd** Bldg Nm:  
Nghbrhd: **KAIMUKI** Fee Options:

LP: **\$925,000**  
OLP: **\$925,000**



## General Information

Prop Type: **Single Family**  
Style: **Detach Single Family**  
Prop Cond: **Fair**

## Sqft Information

Grg/Car Sqft: **240**  
Sqft Liv: **1,360**  
Lanai Sqft: **0**  
Covd Lanai Sqft: **0**  
Sqft Oth: **0**  
Total Sqft: **1,360**  
Land Sqft: **2,500**  
Lot Acres: **.057**

## Bldg Information

Bed: **4**  
Baths: **2/0**  
New Dev: **No**  
Ttl Park: **2**  
Addl Park:  
Stories:  
Yr Rmdled: **2006**  
Year Built: **1927**

DOM: **0**  
CDOM: **0**  
Furnished: **None**  
Fract Own: **No**

## School Information

Elem: **Waialae**  
Middle: **Kaimuki**  
High: **Kalani**

## Additional Information

View: **Coastline, Ocean**  
Zoning: **05 - R-5 Residential District**  
Flood Zone: **Zone X**  
Location: **Corner**  
Lot Desc: **Clear**  
Set Backs: **C&C**  
Easements: **None**  
Land Recorded: **Land Court**

Recent: **06/22/2023 : NEW**

## Listing/Agent/Office Information

Listing Date: **06/22/23** Cont Acc Date:  
Possession: **45 Days or Less, 45 Days or More**  
List Type: **Exclusive Rights**  
Agent: **Shannon D Severance(RA)**  
Ag Email: **sseverance@remax.net**  
License #: **RS-73715**  
Office: **RE/MAX Honolulu**

Tmp Wth Date:  
Occupant Type: **Owner**  
Listing Svc: **Full Service**  
Agent Mbr #: **42932**  
Corp Office Lic #: **RB-20389**  
Office Mbr #: **RMXH**

Exp Date: **06/22/24**  
Off Mrkt Date:  
Lock Box: **NONE**  
Agent Ph: **(808) 426-8772**  
Office Ph: **(808) 687-8900**  
Off Fax Ph: **(808) 687-8902**

Enhanced Photos: **No**

## Compensation to Cooperating Brokerage

Compensation: **2.5** % or \$: **%**  
Dual/Var Rate: **No** Comp. Subj To:

GE Tax Paid-Seller: **Yes** Comp. Cmnts:  
Comp. Method:

## Remarks

Pub Rmks: **Welcome home to this wonderful two story home in popular Kaimuki, priced to sell. This charming home has amazing possibilities with panoramic ocean views! No HOA or AOA fees, feel free to move in and work on the home slowly or renovation investors welcome. Corner lot makes for a prime location, centrally located blocks from the beach, stores, mall, H1 freeway and golf course. This home offers 4 bedrooms, 2 bathroom with a converted garage for office or storage space. The large primary is on the bottom level with a full bathroom. Upstairs, hosts 3 bedrooms, full bathroom and large storage area ideal for kids play area, pet area or crafting supplies. This unique home is shaded by large tropical trees. The yard wraps around the entire yard, with fruit trees and lots of area for storage under the home. Wonderful possibilities to remodel or build your dream property in this lovely location in a charming neighborhood. Buyers please do not enter property without an appointment. This Property to be sold AS-IS.**

Agent Rmks: **For SHOWINGS, please EMAIL, soldbyshannonadexec@gmail.com AND sseverance@remax.net with the date and time of the requested showing. Allowing 24 hours notice for the agent. DO NOT USE SHOWING TIME. Kindly consider Tanya McBride - tmcbride@firstam.com with First American Title (Kapolei). Property to be sold AS-IS**

Show Inst:  
Mgmt Co:  
Community Assn:  
Public Report #:

Mgmt Co #:  
Assoc Phone:

## Features

Story Type: **Two**  
Parking: **3 Car+, Driveway, Street**  
Roofing: **Asphalt Shingle**  
Topography: **Level**  
Security Feat: **Key**  
Pool Feat: **None**  
Amenities: **Bedroom on 1st Floor, Full Bath on 1st Floor, Patio/Deck, Storage**  
Utilities: **Overhead Electricity, Public Water, Sewer Fee**  
Inclusions: **AC Window Unit, Dishwasher, Disposal, Range/Oven, Refrigerator**  
Disclosures: **Property Disclosure Stmt**

Road Frontage: **County Rd**  
Flooring: **Ceramic Tile, Hardwood**  
Construction: **Above Ground, Double Wall, Wood Frame**

## Tax & Financial Information

TMK: **1-3-2-053-008-0000**  
Taxes/Mnthly: **\$250** Tax Assess Imp: **\$81,700**  
Tax Year: **2022** Tax Assess Lnd: **\$768,800**  
Home Exempt: **0** Tax Assess Tot: **\$850,500**

Terms Acceptable: **Cash, Conventional, VA**  
Rent Inc Mthly:  
Spl Sales Cond: **None**

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