

Residential Full with Photos

1-2-9-019-004-0000 2869 Manoa Rd, Honolulu 96822

MLS#: 202200965	Region: Metro	Bldg Nm:	LP: \$2,995,000
Status: Sold	Nghbrhd: MANOA AREA	Fee Options:	OLP: \$2,995,000
Lnd Tenure: FS - Fee Simple			SP: \$2,917,000
Listing Service: Full Service			



General Information

Prop Type: **Single Family**
 Style: **Detach Single Family**
 Prop Cond: **Above Average, Average**

Sqft Information

Grg/Car Sqft: **225**
 Sqft Liv: **6,183**
 Lanai Sqft: **380**
 Sqft Oth: **6,563**
 Total Sqft: **21,653**
 Land Sqft: **21,653**
 Lot Acres: **.497**

Bldg Information

Beds: **6**
 Baths: **5/0**
 New Dev: **No**
 Ttl Park: **4**
 Stories: **2**
 Yr Rmdled: **2021**
 Year Built: **1928**

DOM: **19**
 CDOM: **19**
 Furnished: **None**
 Fract Own: **No**
School Information
 Elem: **Manoa**
 Middle: **Stevenson**
 High: **Roosevelt**

Additional Information

View: **City, Garden, Mountain**
 Zoning: **04 - R-7.5 Residential District**
 Flood Zone: **Zone X**
 Location: **Other**
 Lot Desc: **Other**
 Set Backs: **C&C, Of Record**
 Easements: **Driveway**
 Land Recorded: **Land Court**

Recent: **04/11/2022 : Sold : EN->S**

Listing/Agent/Office Information

Listing Date: 01/21/22	Cont Acc Date: 02/09/22	Tmp Wth Date:	Exp Date: 07/21/22
Possession: At Closing			Off Mrkt Date: 04/11/22
List Type: Exclusive Rights		Occupant Type: Owner, Vacant	Lock Box: OTHER
Agent: Daniel J Pacheco Jr.(R)		Listing Svc: Full Service	Agent Ph: (808) 226-6510
Ag Email: danny_pacheco@hotmail.com		Agent Mbr #: 03112	Office Ph: (808) 941-7773
License #: RB-12467		Corp Office Lic #: RB-17314	Off Fax Ph:
Office: Island Heritage Realty, Inc.		Office Mbr #: ISLR	Comp: 2.5
Comp Sub To:		Method:	
Dual Var Rate: No		GE Tax Paid-Seller: Yes	

Remarks

Pub Rmks: **Check out this spectacular 1928 Historic 6 bedroom 5 bath Manoa beauty. Main home has 4 bedrooms and 3 baths, separate bottom unit has 2 beds and 2 baths. Home has been partially remodeled. Brand new kitchen, appliances, a bunch of new windows, 2 fire places, and too many upgrades to mention - must see to appreciate. This home sits on a large 21,653 sq. ft. lot. This property was used for Punahou kindergarten in WWII. Being its on the Historic Registry, property taxes are only \$25 per month. There's a one car carport, porte cochere and room for many cars!! for those big family gatherings. Home to be sold in As Is condition. Seller has seller's inspection report for any serious buyer. Also buyer to accept survey that was done in 2015.**

Agent Rmks: **Vacant, very easy to see. Call Listor for all showings. Must use Jill Kauka, First American Title, Kapiolani Branch. Home to be sold in As Is condition. Buyer to accept survey done in 2015 - see supplement section above. Also in supplements info on The Cooke Residence Historic Registry. Please do not set up showing with showing time. I need to explain a few things about the house before confirming appointment. Vacant easy to show call Danny Call Listor**

Show Inst:
 Mgmt Co: **Island Heritage Realty, Inc.**
 Community Assn:
 Public Report #:

Features

Story Type: Basement, Two	Road Frontage: County Rd, Paved Rd
Parking: 3 Car+, Driveway, Garage	Flooring: Ceramic Tile, Hardwood
Roofing: Asphalt Shingle	Construction: Above Ground, Wood Frame
Topography: Gentle Slope, Level, Terraced	
Pool Feat: None	
Amenities: Bedroom on 1st Floor, Entry, Full Bath on 1st Floor, Patio/Deck, Wall/Fence	
Utilities: Cable, Gas, Internet, Overhead Electricity, Public Water, Sewer Fee, Telephone	
Inclusions: AC Window Unit, Book Shelves, Cable TV, Dishwasher, Disposal, Dryer, Fireplace, Range/Oven, Refrigerator, Solar Heater, Washer, Water Heater	
Disclosures: Property Disclosure Stmt	

Tax & Financial Information

TMK: 1-2-9-019-004-0000	Taxes/Mnthly: \$25	Tax Assess Imp: \$145,500	Terms Acceptable: Cash, Conventional
Tax Year: 2022	Tax Assess Lnd: \$2,287,800	Rent Inc Mthy:	Spcl Sales Cond: None
Home Exempt: 0	Tax Assess Tot: \$2,433,300		

Sold Information

Sold Date: 04/11/22	Cont Acc Date: 02/09/22	Sold Price: \$2,917,000	DOM: 19
Buy Agent: NON MLS(R)		Agent Ph:	CDOM: 19
Buy Off: Non-MLS			
Co Buy Agent:		Agent Ph:	
Co Buy Off:		Office Ph:	
Concessions:		Buyer Financing: Conventional	
Sell Ag Remarks:			



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