

Regency Park 3138 Waialae Avenue Unit 116, Honolulu 96816 * Regency Park * \$355,000 *

Originally \$395,000

Sold Price: \$341,500	Sold Date: 06-07-2013	Sold Ratio: 96%
Beds: 2	MLS#: 1213051, LH	Year Built: 1981
Bath: 2/0	Status: Sold	Remodeled:
Living Sq. Ft.: 802	List Date & DOM: 12-03-2012 & 129	Total Parking: 2
Land Sq. Ft.: 323,999	Condition: Excellent	Assessed Value
Lanai Sq. Ft.: 129	Frontage:	Building: \$354,100
Sq. Ft. Other: 0	Tax/Year: \$139/2011	Land: \$124,100
Total Sq. Ft. 931	Neighborhood: St. Louis	Total: \$478,200
Maint./Assoc. \$511 / \$0	Flood Zone : Zone AE - Tool	Stories / CPR: / No
Parking: Assigned	Frontage:	
Zoning :	View: Garden	

Public Remarks: Great new price! Regency Park 2 bedroom, 2 bath, 2 parking unit with lanai overlooking Palolo stream makes a peaceful retreat. Travertine tile flooring throughout, granite countertops in kitchen and baths. Amenities include pool, tennis, BBQ, exercise room. Close to transportation, walk to restaurants and shopping. **Sale Conditions:** None
Schools: [Hokulani](#), [Jarrett](#), [Kaimuki](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
3138 Waialae Avenue 116	\$355,000 LH	2 & 2/0	802 \$443	323,999 \$1	129	58%	1	129

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
3138 Waialae Avenue 116	\$139 \$511 \$0	\$124,100	\$354,100	\$478,200	74%	1981 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
3138 Waialae Avenue 116	\$341,500	06-07-2013	96%	86%	Conventional

[3138 Waialae Avenue 116](#) - MLS#: [1213051](#) - Original price was \$395,000 - Great new price! Regency Park 2 bedroom, 2 bath, 2 parking unit with lanai overlooking Palolo stream makes a peaceful retreat. Travertine tile flooring throughout, granite countertops in kitchen and baths. Amenities include pool, tennis, BBQ, exercise room. Close to transportation, walk to restaurants and shopping. **Region:** Diamond Head **Neighborhood:** St. Louis **Condition:** Excellent **Parking:** Assigned **Total Parking:** 2 **View:** Garden **Frontage:** Pool: **Zoning:** **Sale Conditions:** None **Schools:** [Hokulani](#), [Jarrett](#), [Kaimuki](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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