91-133 Nehupala Place, Ewa Beach 96706 * $475,000 * Originally $425,000

Sold Price: $472,000	Sold Date: 02-27-2014	Sold Ratio: 99%
Beds: **3**	MLS#: **1302159, FS**	Year Built: **1990**
Bath: **2/1**	Status: **Sold**	Remodeled:
Living Sq. Ft.: **1,280**	List Date & DOM: **02-26-2013** & **367**	Total Parking: **0**
Land Sq. Ft.: **3,897**	Condition: **Above Average**	Assessed Value
Lanai Sq. Ft.: **0**	Frontage: **Other**	Building: **$183,600**
Sq. Ft. Other: **0**	Tax/Year: **$125/2011**	Land: **$245,700**
Total Sq. Ft. **1,280**	Neighborhood: **Westloch Estates**	Total: **$429,300**
Maint./Assoc. **$0 / $57**	Flood Zone: **Zone D - Tool**	Stories / CPR: **Two / No**
Parking: **Garage**	Frontage: **Other**	
Zoning: **51 - AG-1 Restricted Agricultur**	View: **Garden**	

Public Remarks: This Westloch Estates cul de sac home with large eat in kitchen is a Fabulous Value priced below sold comps offers OPPORTUNITY! Repaint, re-carpet upstairs bedrooms, replace stove & microwave, move 1/2 bath wall, landscape the backyard and make this home! Close to Queen's Hospital West, shopping, recreation, bus line & H1 freeway. Lender Approved SHORT SALE (Half bath NOT in public records). **Sale Conditions:** Short Sale **Schools:** Holomua, Ilima, Campbell * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
91-133 Nehupala Place	**$475,000**	3 & 2/1	1,280 | $371	3,897 | $122	367

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
91-133 Nehupala Place	$125 | $0 | $57	$245,700	$183,600	$429,300	111%	1990 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
91-133 Nehupala Place	$472,000	02-27-2014	99%	111%	USDA Financing 3200

91-133 Nehupala Place - MLS#: 1302159 - Original price was $425,000 - This Westloch Estates cul de sac home with large eat in kitchen is a Fabulous Value priced below sold comps offers OPPORTUNITY! Repaint, re-carpet upstairs bedrooms, replace stove & microwave, move 1/2 bath wall, landscape the backyard and make this home! Close to Queen's Hospital West, shopping, recreation, bus line & H1 freeway. Lender Approved SHORT SALE (Half bath NOT in public records). **Region:** Ewa Plain **Neighborhood:** Westloch Estates **Condition:** Above Average **Parking:** Garage **Total Parking:** 0 **View:** Garden **Frontage:** Other **Pool:** None **Zoning:** 51 - AG-1 Restricted Agricultur **Sale Conditions:** Short Sale **Schools:** Holomua, Ilima, Campbell * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market