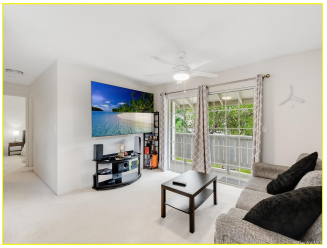
Royal Palm At Waipio I 94-1351 Kulewa Loop Unit 17U, Waipahu 96797 Royal Palm At Waipio I

Status: Sold	MLS#: **202309661**	Parcel#: **1-9-4-115-036-0032**
List Price: $485,000	Original Price: $485,000	Price Change: $0
Beds: 2 | Baths: 1/0	Year Built: 1987	Remodeled: 2020
Region: Waipahu	Neighborhood: Waipio Gentry	Building: Royal Palm At Waipio I
Living Sq Ft: 708	Other Sq Ft: 0	Total Sq Ft: 773
Land Sq Ft: 115,042	Land Tenure: FS - Fee Simple	Lanai Sq Ft: 65
Total Parking: 1	Date Listed: 04-28-2023	Days on Market: 5
View: Garden	Frontage:	Type: Condo/Townhouse
Assessed Building: $242,200	Assessed Land: $179,100	Assessed Value: $421,300
Taxes: $94 | Year: 2022	Maintenence Fee: $524	Association Fee: $0
Flood Zone: Zone D	Stories: Two	CPR: No
Condition: Above Average	Parking: Assigned, Covered - 1, Guest, Street	Zoning: 11 - A-1 Low Density Apartment
Close Price: $500,000	Close Date: 06-02-2023	Financing: VA | Concessions:
Elementary: Kanoelani	Middle School: Highlands	High School: Pearl City

Public Remarks: Come home to your very own bright and airy townhouse at Royal Palm! This charming 2-bedroom, 1-bathroom unit is turnkey, having been tastefully remodeled in 2020. The living room boasts large windows and sliding door that provide ample natural light and lead to your lovely lanai with beautiful garden views, perfect for entertaining guests or morning coffee. The kitchen is equipped with stainless steel appliances, beautiful cabinetry, and a convenient dining area. Other highlights include a full-size washer and dryer, covered parking stall, and access to association pool and recreation area. Conveniently located near Costco, the Mililani Recreation Center, Waikele Outlets, several parks, shopping, dining, and entertainment options. This home offers the perfect balance of comfort and convenience in one of Oahu's most sought-after communities. **Sale Conditions:** None * Photos, History

Inclusions: Blinds, Convection Oven, Dishwasher, Disposal, Drapes, Dryer, Microwave Hood, Range/Oven, Refrigerator, Smoke Detector, Washer **Amenities:** BBQ, Club House, Community Association Pool, Pool on Property, Recreation Area, Resident Manager, Security Guard, Walking/Jogging Path **Utilities: Construction:** Double Wall, Slab, Wood Frame **Lot Features: Floor:** Laminate, Vinyl, W/W Carpet **Disclosures:** Property Disclosure Stmt **Land Recorded:** Land Court **Furnished:** None **Architectural Style:** Townhouse **Construction Materials:** Double Wall,Slab,Wood Frame **Roof: Flooring:** Laminate,Vinyl,W/W Carpet **SecurityFeatures:** Key,Security Patrol **Easements: Set Backs: Special Listing Conditions:** None **Management Company:** Touchstone **Management Company Phone:** 808.566.4100

Building 17
94-1251