

KULANA KNOLLS 1 94-508 Kupuohi Street Unit 8204, Waipahu 96797 KULANA KNOLLS 1

Status: Sold	MLS#: 202509909	Parcel#: 1-9-4-146-003-0072
List Price: \$465,000	Original Price: \$488,000	Price Change: \$-23,000
Beds: 2 Baths: 2/0	Year Built: 1994	Remodeled:
Region: Waipahu	Neighborhood: Royal Kunia	Building: Kulana Knolls 1
Living Sq Ft: 759	Other Sq Ft: Deprecated: number_format(): Passing null to parameter #1 (\$num) of type float is deprecated in /home/oahure/public_html/PDF_Summary.php on line 126 0	Total Sq Ft: 825
Land Sq Ft: 294,161	Land Tenure: FS - Fee Simple	Lanai Sq Ft: Deprecated: number_format(): Passing null to parameter #1 (\$num) of type float is deprecated in /home/oahure/public_html/PDF_Summary.php on line 132 0
Total Parking: 2	Date Listed: 04-12-2025	Days on Market: 74
View: Coastline, Garden, Mountain, Other	Frontage: Deprecated: str_replace(): Passing null to parameter #3 (\$subject) of type array string is deprecated in /home/oahure/public_html/PDF_Summary.php on line 141	Type: Condo/Townhouse
Assessed Building: \$295,500	Assessed Land: \$210,500	Assessed Value: \$510,000
Taxes: \$114 Year: 2025	Maintenance Fee: \$633	Association Fee: \$63
Flood Zone: Zone D	Stories: Two	CPR: No
Condition: Fair	Parking: Assigned, Guest, Open - 2, Secured Entry, Street	Zoning: 11 - A-1 Low Density Apartment
Close Price: \$422,000	Close Date: 07-16-2025	Financing: Cash Concessions:
Elementary:	Middle School:	High School:

Public Remarks: A NEW PRICE! OPPORTUNITY KNOCKS AT KULANA KNOLLS! BEST value for buck 2/2/2, 2nd Floor Unit with Covered Lanai, Corner/End; a "Fixer Upper" advantageously Priced much lower than Comps! Unit gets awesome tradewinds and has a serene View looking towards Ocean. Hallway Bath is spacious and Primary Bedroom has Walk-In Closet and Bath that is en-suite. W/D Hookups in Unit. Comes with Two (2) parking, one just steps away from Unit. Super secure complex known for it's well-kept Grounds and Gated-Entry/Exit for Cars, with on-site Office and Kids Playground. Built in 1994, Kulana Knolls Phase 1 is in the picturesque neighborhood of Royal Kunia community, very near to Mililani Town, Waipio, Waikele and Waipahu, plus all the on/off-ramps and Freeway access. Property being sold "AS IS, WHERE IS" for savvy Buyer, experienced Client, "Do It Yourself" type, Developer, Contractor and/or Handyman special. This property although needing work presents a rare opportunity for right Buyer to put in their own sweat equity, deals like this hardly come along, this not to be missed! Very Easy to See, showings can be short notice. MAHALO! **Sale Conditions:** None * [Photos](#), [History](#)

Inclusions: Ceiling Fan, Other, Smoke Detector, Water Heater **Amenities:** Other, Patio/Deck, Playground **Utilities:**

Deprecated: str_replace(): Passing null to parameter #3 (\$subject) of type array|string is deprecated in /home/oahure/public_html/PDF_Summary.php on line 206

Construction: Slab **Lot Features:**

Deprecated: str_replace(): Passing null to parameter #3 (\$subject) of type array|string is deprecated in /home/oahure/public_html/PDF_Summary.php on line 216

Floor: W/W Carpet **Disclosures:** Pets Allowed (Verify), Property Disclosure Stmt **Land Recorded:** Regular System **Furnished:** Unknown **Architectural Style:** Low-Rise 6 or Less Stories, Townhouse, Walk-Up **Construction Materials:** Slab **Roof:** Flooring: W/W Carpet **Security Features:** Gated Community, Key, Video **Easements:** **Set Backs:** **Special Listing Conditions:** None **Management Company:** Hawaiian Properties Ltd. **Management Company Phone:** 808-539-9777