Puuwai Place 94-470 Paiwa Street Unit 20, Waipahu 96797 Puuwai Place

Status: Sold	MLS#: 202612719	Parcel#: 1-9-4-002-024-0005
List Price: $875,000	Original Price: $875,000	Price Change: $0
Beds: 4 | Baths: 2/1	Year Built: 2018	Remodeled:
Region: Waipahu	Neighborhood: Waipahu-lower	Building: Puuwai Place
Living Sq Ft: 1,682	Other Sq Ft: **Deprecated**: number_format(): Passing null to parameter #1 ($num) of type float is deprecated in **/home/oahure/public_html/PDF_Summary.php** on line **128** 0	Total Sq Ft: 1,712
Land Sq Ft: 4,640	Land Tenure: FS - Fee Simple	Lanai Sq Ft: 30
Total Parking: 4	Date Listed: 07-15-2026	Days on Market: 12
View: None	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 **143**	Type: Condo/Townhouse
Assessed Building: $375,300	Assessed Land: $486,100	Assessed Value: $861,400
Taxes: $259 | Year: 2026	Maintenence Fee: $719	Association Fee: $0
Flood Zone: Zone X	Stories: Two	CPR: No
Condition: Excellent	Parking: Garage, Open - 2, Other	Zoning: 05 - R-5 Residential District
Close Price: $875,000	Close Date: 09-04-2026	Financing: VA | Concessions:
Elementary:	Middle School:	High School:

Public Remarks: Over $100,000 of upgrades in this 2018 home! This Castle and Cooke community (Mililani developers) rarely has homes available and is a gem of a neighborhood. Pu'uwai Place is conveniently located near Waikele Premium Outlets and closer to town than so many homes further west. Only 20 mins to Ewa Beach waves/Barber's Point, 25 mins to HNL airport/Hickam/Schofield, and 35 to famous North Shore Surf. Are you ready to enhance your commute? Extensive kitchen and flooring upgrades? Check. Central AC and solar water heater? Check. Fenced in backyard, landscaped w/pergola and wooden Hawaiian Discovery furniture Included Free? Check. Security system? Check. FOUR parking spaces (one car garage, one in driveway, and two assigned (27 and 28). Maint. fees include Hurricane insurance, Bulk of Home Owner's Insurance (Buyers only need H06 (~$40-80mo!) and roof coverage of standard perils. Incredible VA loan assumption rate of 2.25% avail to pre-approved VA buyers ONLY. ($614K balance with Freedom Mortgage. Payments only $3,035.20/mo.) This is 808Living! Must add $61.60/month for negotiated cable/internet rate. Water and sewer billed by usage. Rental income $4800 rented until 31/Aug2026 **Sale Conditions:** None * Photos, History

Inclusions: AC Central, Auto Garage Door Opener, Blinds, Ceiling Fan, Dishwasher, Disposal, Dryer, Lawn Sprinkler, Microwave Hood, Range/Oven, Refrigerator, Security System, Solar Heater, Washer **Amenities:** None **Utilities:**
Deprecated: str_replace(): Passing null to parameter #3 ($subject) of type array|string is deprecated in **/home/oahure/public_html/PDF_Summary.php** on line **208**
Construction: Above Ground, Double Wall, Slab **Lot Features:**
Deprecated: str_replace(): Passing null to parameter #3 ($subject) of type array|string is deprecated in **/home/oahure/public_html/PDF_Summary.php** on line **218**
Floor: Vinyl, W/W Carpet **Disclosures:** Property Disclosure Stmt **Land Recorded:** Regular System **Furnished:** None **Architectural Style:** No Unit Above or Below **Construction Materials:** Above Ground,Double Wall,Slab **Roof: Flooring:** Vinyl,W/W Carpet **SecurityFeatures:** Key **Easements: Set Backs: Special Listing Conditions:** None **Management Company:** Assicia Hawaii **Management Company Phone:** (808) 836-0911