

94651 Maaniani Place, Waipahu 96797

Status: Sold	MLS#: 2805937	Parcel#: 1-9-4-120-125-0000
List Price: \$399,000	Original Price: \$480,000	Price Change: \$-81,000
Beds: 3 Baths: 2/0	Year Built: 1985	Remodeled: 2005
Region: Waipahu	Neighborhood: Village Park	Building:
Living Sq Ft: 1,012	Other Sq Ft: 0	Total Sq Ft: 1,012
Land Sq Ft: 2,975	Land Tenure: FS - Fee Simple	Lanai Sq Ft: 0
Total Parking: 0	Date Listed: 04-05-2008	Days on Market: 250
View: None	Frontage: Other	Type: Single Family
Assessed Building: \$116,900	Assessed Land: \$332,500	Assessed Value: \$449,400
Taxes: \$75 Year: 2007	Maintenance Fee: \$9	Association Fee: \$0
Flood Zone: Zone D	Stories: One	CPR: No
Condition: Excellent	Parking: 2 Car	Zoning : 05 - R-5 Residential District
Close Price: \$380,000	Close Date: 02-26-2009	Financing: Conventional Concessions:
Elementary: Kaleiopuu	Middle School: Waipahu	High School: Waipahu

Public Remarks: Short walk to park and elementary school. Nicely manicured yard, wood laminate floors. Short Sale, subject to lender's approval. **Sale Conditions:** Short Sale * [Photos](#), [History](#)

Inclusions: AC Window Unit, Auto Garage Door Opener, Blinds, Cable TV, Ceiling Fan, Disposal, Dryer, Range Hood, Range/Oven, Refrigerator, Smoke Detector, Washer **Amenities:** Wall/Fence **Utilities:** Cable, Connected, Internet, Public Water, Telephone, Underground Electricity, Water **Construction:** Double Wall, Slab, Wood Frame **Lot Features:** Clear **Floor:** Ceramic Tile, Laminate, W/W Carpet **Disclosures:** Property Disclosure Stmt **Land Recorded:** Land Court **Furnished:** Partial **Architectural Style:** Detach Single Family, Zero Lot Line **Construction Materials:** Double Wall, Slab, Wood Frame **Roof:** Composition **Flooring:** Ceramic Tile, Laminate, W/W Carpet **Security Features:** Key **Easements:** None **Set Backs:** C&C **Special Listing Conditions:** Short Sale **Management Company:** **Management Company Phone:**

