Regency Park 3138 Waialae Avenue Unit 116, Honolulu 96816 * Regency Park * $355,000 * Originally $395,000

Sold Price: $341,500	Sold Date: 06-07-2013	Sold Ratio: 96%
Beds: **2**	MLS#: **1213051, LH**	Year Built: **1981**
Bath: **2/0**	Status: **Sold**	Remodeled:
Living Sq. Ft.: **802**	List Date & DOM: **12-03-2012** & **129**	Total Parking: **2**
Land Sq. Ft.: **323,999**	Condition: **Excellent**	Assessed Value
Lanai Sq. Ft.: **129**	Frontage:	Building: **$354,100**
Sq. Ft. Other: **0**	Tax/Year: **$139/2011**	Land: **$124,100**
Total Sq. Ft. **931**	Neighborhood: **St. Louis**	Total: **$478,200**
Maint./Assoc. **$511 / $0**	Flood Zone: **Zone AE - Tool**	Stories / CPR: **/ No**
Parking: **Assigned**	Frontage:	
Zoning:	View: **Garden**	

Public Remarks: Great new price! Regency Park 2 bedroom, 2 bath, 2 parking unit with lanai overlooking Palolo stream makes a peaceful retreat. Travertine tile flooring throughout, granite countertops in kitchen and baths. Amenities include pool, tennis, BBQ, exercise room. Close to transportation, walk to restaurants and shopping. **Sale Conditions:** None
Schools: Hokulani, Jarrett, Kaimuki * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info




Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	Lanai	Occ.	FL	DOM
3138 Waialae Avenue 116	**$355,000 LH**	2 & 2/0	802 | $443	323,999 | $1	129	58%	1	129

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
3138 Waialae Avenue 116	$139 | $511 | $0	$124,100	$354,100	$478,200	74%	1981 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
3138 Waialae Avenue 116	$341,500	06-07-2013	96%	86%	Conventional

3138 Waialae Avenue 116 - MLS#: 1213051 - Original price was $395,000 - Great new price! Regency Park 2 bedroom, 2 bath, 2 parking unit with lanai overlooking Palolo stream makes a peaceful retreat. Travertine tile flooring throughout, granite countertops in kitchen and baths. Amenities include pool, tennis, BBQ, exercise room. Close to transportation, walk to restaurants and shopping. **Region:** Diamond Head **Neighborhood:** St. Louis **Condition:** Excellent **Parking:** Assigned **Total Parking:** 2 **View:** Garden **Frontage: Pool: Zoning: Sale Conditions:** None **Schools:** Hokulani, Jarrett, Kaimuki * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number