

Makiki Royal 1310 Heulu Street Unit 201, Honolulu 96822 * Makiki Royal * \$649,000 ***Originally \$675,000**

Sold Price: \$610,000	Sold Date: 04-29-2016	Sold Ratio: 94%
Beds: 2	MLS#: 201516243, FS	Year Built: 1971
Bath: 2/0	Status: Sold	Remodeled: 2014
Living Sq. Ft.: 1,545	List Date & DOM: 08-28-2015 & 245	Total Parking: 1
Land Sq. Ft.: 0	Condition: Excellent	Assessed Value
Lanai Sq. Ft.: 0	Frontage:	Building: \$447,700
Sq. Ft. Other: 0	Tax/Year: \$121/2015	Land: \$85,800
Total Sq. Ft. 1,545	Neighborhood: Makiki Area	Total: \$533,500
Maint./Assoc. \$524 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: One / No
Parking: Guest, Open - 1	Frontage:	
Zoning : 12 - A-2 Medium Density Apartme	View: None	

Public Remarks: Rarely available unit in Makiki Royal. Only 2 units per floor for lots of privacy. Upgraded kitchen, flooring and bathrooms in this HUGE 1,545 sq. ft. unit. LOW MAINTENANCE fee of only \$524 a month. Enjoy the cool breezes offered in this charming 44 unit building with pool, slate pool deck, meeting/rec room & resident manager. **Sale Conditions:** None

Schools: [Lincoln](#), [Stevenson](#), [Roosevelt](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
1310 Heulu Street 201	\$649,000	2 & 2/0	1,545 \$420	0 \$inf	0	68%	2	245

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1310 Heulu Street 201	\$121 \$524 \$0	\$85,800	\$447,700	\$533,500	122%	1971 & 2014

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1310 Heulu Street 201	\$610,000	04-29-2016	94%	90%	Conventional

[1310 Heulu Street 201](#) - MLS#: [201516243](#) - Original price was \$675,000 - Rarely available unit in Makiki Royal. Only 2 units per floor for lots of privacy. Upgraded kitchen, flooring and bathrooms in this HUGE 1,545 sq. ft. unit. LOW MAINTENANCE fee of only \$524 a month. Enjoy the cool breezes offered in this charming 44 unit building with pool, slate pool deck, meeting/rec room & resident manager. **Region:** Metro **Neighborhood:** Makiki Area **Condition:** Excellent **Parking:** Guest, Open - 1 **Total Parking:** 1 **View:** None **Frontage:** **Pool:** **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** [Lincoln](#), [Stevenson](#), [Roosevelt](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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