

VILLAGES AT WAIPIO THE 94-1471 Waipio Uka Street Unit J103, Waipahu 96797 * VILLAGES

AT WAIPIO THE * \$378,000 * Originally \$420,000

Sold Price: \$385,000	Sold Date: 04-11-2018	Sold Ratio: 102%
Beds: 2	MLS#: 201800678, FS	Year Built: 1986
Bath: 2/0	Status: Sold	Remodeled:
Living Sq. Ft.: 797	List Date & DOM: 01-09-2018 & 63	Total Parking: 1
Land Sq. Ft.: 470,230	Condition: Average	Assessed Value
Lanai Sq. Ft.: 0	Frontage:	Building: \$207,600
Sq. Ft. Other: 0	Tax/Year: \$100/2017	Land: \$131,600
Total Sq. Ft. 797	Neighborhood: Waipio Gentry	Total: \$339,200
Maint./Assoc. \$479 / \$12	Flood Zone: Zone D - Tool	Stories / CPR: One / No
Parking: Assigned, Guest, Open - 1, Street	Frontage:	
Zoning: 11 - A-1 Low Density Apartment	View: None	

Public Remarks: FIRST OPEN HOUSE MARCH 4, SUNDAY 2-5PM. HUGE PRICE REDUCTION. LOWEST PRICE AND LISTED BELOW FAIR MARKET VALUE. LOCATION! LOCATION! LOCATION! Desirable and rare ground floor unit with a covered lanai and huge fenced courtyard, near community pool and playground. Seller's loss and your Buyer's gain. Pls check the comps and verify maintenance fee with Hawaiiiana; property was rented. Great for first time home buyers or investor. New paint, new range, new range hood, newer flooring. Back yard is above street level that offers extra privacy. Convenience for easy access to bus stop, Costco, gas station, freeway, restaurants and shopping center. Photo insert of the pool and playground nearby the unit. **Sale Conditions:** None **Schools:** [Kanoelani](#), [Highlands](#), [Pearl City](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
94-1471 Waipio Uka Street J103	\$378,000	2 & 2/0	797 \$474	470,230 \$1	0	57%	1	63

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
94-1471 Waipio Uka Street J103	\$100 \$479 \$12	\$131,600	\$207,600	\$339,200	111%	1986 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
94-1471 Waipio Uka Street J103	\$385,000	04-11-2018	102%	92%	Conventional

[94-1471 Waipio Uka Street J103](#) - MLS#: [201800678](#) - Original price was \$420,000 - FIRST OPEN HOUSE MARCH 4, SUNDAY 2-5PM. HUGE PRICE REDUCTION. LOWEST PRICE AND LISTED BELOW FAIR MARKET VALUE. LOCATION! LOCATION! LOCATION! Desirable and rare ground floor unit with a covered lanai and huge fenced courtyard, near community pool and playground. Seller's loss and your Buyer's gain. Pls check the comps and verify maintenance fee with Hawaiiiana; property was rented. Great for first time home buyers or investor. New paint, new range, new range hood, newer flooring. Back yard is above street level that offers extra privacy. Convenience for easy access to bus stop, Costco, gas station, freeway, restaurants and shopping center. Photo insert of the pool and playground nearby the unit. **Region:** Waipahu **Neighborhood:** Waipio Gentry **Condition:** Average **Parking:** Assigned, Guest, Open - 1, Street **Total Parking:** 1 **View:** None **Frontage:** **Pool:** **Zoning:** 11 - A-1 Low Density Apartment **Sale Conditions:** None **Schools:** [Kanoelani](#), [Highlands](#), [Pearl City](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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