

**Cliffside Village at Waipio 94-102 Pulua Place Unit M104, Waipahu 96797 \* Cliffside Village  
at Waipio \* \$395,500**

Sold Price: \$395,000	Sold Date: 06-25-2018	Sold Ratio: 100%
Beds: <b>2</b>	MLS#: <b><u>201811853</u></b> , FS	Year Built: <b>1989</b>
Bath: <b>2/0</b>	Status: <b>Sold</b>	Remodeled: <b>2018</b>
Living Sq. Ft.: <b>742</b>	List Date & DOM: <b>05-01-2018 &amp; 6</b>	Total Parking: <b>1</b>
Land Sq. Ft.: <b>599,047</b>	Condition: <b>Above Average</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>100</b>	Frontage: <b>Other</b>	Building: <b>\$196,400</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$98/2017</b>	Land: <b>\$145,200</b>
Total Sq. Ft. <b>842</b>	Neighborhood: <b>Waipio Gentry</b>	Total: <b>\$341,600</b>
Maint./Assoc. <b>\$347 / \$12</b>	<a href="#">Flood Zone</a> : <b>Zone D - Tool</b>	Stories / CPR: <b>One / No</b>
Parking: <b>Assigned, Guest, Street</b>	Frontage: <b>Other</b>	
<a href="#">Zoning</a> : <b>11 - A-1 Low Density Apartment</b>	View: <b>None</b>	

**Public Remarks:** Welcome home to this VA-approved, Ground Floor townhouse with 2 BD, 2 full BA, washer/dryer in unit, fenced yard (great for gardening and outdoor living). Corner unit features extra windows in the master with lots of light and no neighbors on that side. Enjoy \$17,000 in just-completed upgrades (NEW: Fridge, oven/range/hood, tub/shower, 2nd shower, toilets, BA fixtures, sleek top-quality vinyl plank and ceramic tile flooring, fresh paint, new artificial grass in front/back lanais). Friendly complex boasts plenty of guest parking & dedicated site manager. Minutes to Foodland, restaurants. Pet friendly complex (verify). Parking space #155; walk down steps right to your front door. **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
<a href="#">94-102 Pulua Place M104</a>	<a href="#">\$395,500</a>	2 & 2/0	742   \$533	599,047   \$1	100	49%	1	6

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">94-102 Pulua Place M104</a>	\$98   \$347   \$12	\$145,200	\$196,400	\$341,600	116%	1989 & 2018

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
<a href="#">94-102 Pulua Place M104</a>	\$395,000	06-25-2018	100%	100%	VA

[94-102 Pulua Place M104](#) - MLS#: [201811853](#) - Welcome home to this VA-approved, Ground Floor townhouse with 2 BD, 2 full BA, washer/dryer in unit, fenced yard (great for gardening and outdoor living). Corner unit features extra windows in the master with lots of light and no neighbors on that side. Enjoy \$17,000 in just-completed upgrades (NEW: Fridge, oven/range/hood, tub/shower, 2nd shower, toilets, BA fixtures, sleek top-quality vinyl plank and ceramic tile flooring, fresh paint, new artificial grass in front/back lanais). Friendly complex boasts plenty of guest parking & dedicated site manager. Minutes to Foodland, restaurants. Pet friendly complex (verify). Parking space #155; walk down steps right to your front door. **Region:** Waipahu **Neighborhood:** Waipio Gentry **Condition:** Above Average **Parking:** Assigned, Guest, Street **Total Parking:** 1 **View:** None **Frontage:** Other **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