

# **Waiau Garden Villa 98-1359 Koahehae Place Unit 123, Pearl City 96782 \* Waiau Garden**

## **Villa \* \$245,000**

Sold Price: \$242,000	Sold Date: 07-31-2019	Sold Ratio: 99%
Beds: <b>2</b>	MLS#: <b>201908937, LH</b>	Year Built: <b>1980</b>
Bath: <b>2/0</b>	Status: <b>Sold</b>	Remodeled: <b>2019</b>
Living Sq. Ft.: <b>955</b>	List Date & DOM: <b>04-18-2019 &amp; 27</b>	Total Parking: <b>1</b>
Land Sq. Ft.: <b>425,233</b>	Condition: <b>Above Average, Average</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>58</b>	Frontage: <b>Other</b>	Building: <b>\$122,900</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$98/2018</b>	Land: <b>\$239,600</b>
Total Sq. Ft. <b>1,013</b>	Neighborhood: <b>Waiau</b>	Total: <b>\$362,500</b>
Maint./Assoc. <b>\$468 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone X - Tool</b>	Stories / CPR: <b>One / No</b>
Parking: <b>Assigned, Open - 1, Street</b>	Frontage: <b>Other</b>	
<a href="#">Zoning</a> : <b>11 - A-1 Low Density Apartment</b>	View: <b>None</b>	

**Public Remarks:** Cute and cozy, ground floor, 2 bedrooms, 2 full baths corner unit with nearly 1000 square feet of living space! Super convenient location off Noelani Street, minutes from the freeway entrances in both directions, minutes from grocery & mall shopping, schools & "ono" restaurants. Hall bath recently upgraded with master bath upgraded a few years ago! Easily converted into a fee simple property with new buyer simultaneously purchasing the fee interest currently available at \$137,000. Walk across the parking lot to the secured, salt-water pool! Excellent opportunity for a first time buyer or investor to own this side of the "MERGE"! **Sale Conditions:** None **Schools:** [Waiau](#), [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="#">98-1359 Koahehae Place 123</a>	<b>\$245,000 LH</b>	2 & 2/0	955   \$257	425,233   \$1	58	57%	1	27

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">98-1359 Koahehae Place 123</a>	\$98   \$468   \$0	\$239,600	\$122,900	\$362,500	68%	1980 & 2019

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
<a href="#">98-1359 Koahehae Place 123</a>	\$242,000	07-31-2019	99%	99%	VA

**98-1359 Koahehae Place 123** - MLS#: **201908937** - Cute and cozy, ground floor, 2 bedrooms, 2 full baths corner unit with nearly 1000 square feet of living space! Super convenient location off Noelani Street, minutes from the freeway entrances in both directions, minutes from grocery & mall shopping, schools & "ono" restaurants. Hall bath recently upgraded with master bath upgraded a few years ago! Easily converted into a fee simple property with new buyer simultaneously purchasing the fee interest currently available at \$137,000. Walk across the parking lot to the secured, salt-water pool! Excellent opportunity for a first time buyer or investor to own this side of the "MERGE"! **Region:** Pearl City **Neighborhood:** Waiau **Condition:** Above Average, Average **Parking:** Assigned, Open - 1, Street **Total Parking:** 1 **View:** None **Frontage:** Other **Pool:** **Zoning:** 11 - A-1 Low Density Apartment **Sale Conditions:** None **Schools:** [Waiau](#), [Highlands](#), [Pearl City](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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