

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

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
98-1359 Koahehae Place 123	\$245,000 LH	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
98-1359 Koahehae Place 123	\$98 \$468 \$0	\$239,600	\$122,900	\$362,500	68%	1980 & 2019

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
98-1359 Koahehae Place 123	\$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