

# **Kunia Palms 94-010 Leolua Street Unit C305, Waipahu 96797 \* Kunia Palms \* \$262,000 \***

**Originally \$290,000**

Sold Price: \$255,000	Sold Date: 11-25-2019	Sold Ratio: 97%
Beds: <b>2</b>	MLS#: <b>201921983, FS</b>	Year Built: <b>1969</b>
Bath: <b>1/0</b>	Status: <b>Sold</b>	Remodeled: <b>2018</b>
Living Sq. Ft.: <b>705</b>	List Date & DOM: <b>07-31-2019 &amp; 63</b>	Total Parking: <b>1</b>
Land Sq. Ft.: <b>60,853</b>	Condition: <b>Above Average</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>0</b>	Frontage: <b>Other</b>	Building: <b>\$125,500</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$42/2018</b>	Land: <b>\$117,500</b>
Total Sq. Ft. <b>705</b>	Neighborhood: <b>Waipahu-lower</b>	Total: <b>\$243,000</b>
Maint./Assoc. <b>\$250 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone D - Tool</b>	Stories / CPR: <b>Three / No</b>
Parking: <b>Assigned, Open - 1</b>	Frontage: <b>Other</b>	
<a href="#">Zoning</a> : <b>12 - A-2 Medium Density Apartme</b>	View: <b>None</b>	

**Public Remarks:** Huge price reduction Seller says Sell. Must see ..Nicely remodeled move in ready very clean and spacious 2bd 1ba 3rd floor unit with city and mountain views from the living room. Freshly painted int newer appliances new soft touch closing drawers and cabinets ,, carpet and vinyl flooring. Close to Sea food city, shopping, restaurants, schools , public transportation and the post office .Complex includes swimming pool and community laundry, perfect for first time Buyers or great investment..EZ 2 SEE **Sale Conditions:** None **Schools:** [Honowai](#), [Waipahu](#), [Waipahu](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	Lanai	Occ.	FL	DOM
<a href="#">94-010 Leolua Street C305</a>	<b>\$262,000</b>	2 & 1/0	705   \$372	60,853   \$4	0	58%	3	63

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">94-010 Leolua Street C305</a>	\$42   \$250   \$0	\$117,500	\$125,500	\$243,000	108%	1969 & 2018

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
<a href="#">94-010 Leolua Street C305</a>	\$255,000	11-25-2019	97%	88%	Conventional

[94-010 Leolua Street C305](#) - MLS#: [201921983](#) - Original price was \$290,000 - Huge price reduction Seller says Sell. Must see ..Nicely remodeled move in ready very clean and spacious 2bd 1ba 3rd floor unit with city and mountain views from the living room.Freshly painted int newer appliances new soft touch closing drawers and cabinets ,, carpet and vinyl flooring. Close to Sea food city, shopping, restaurants, schools , public transportation and the post office .Complex includes swimming pool and community laundry, perfect for first time Buyers or great investment..EZ 2 SEE **Region:** Waipahu **Neighborhood:** Waipahu-lower **Condition:** Above Average **Parking:** Assigned, Open - 1 **Total Parking:** 1 **View:** None **Frontage:** Other **Pool:** **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** [Honowai](#), [Waipahu](#), [Waipahu](#) \* [Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info](#)

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