

Palehua Gardens 92-1017 Makakilo Drive Unit 55, Kapolei 96707 * Palehua Gardens ***\$445,500 * Originally \$449,500**

Sold Price: \$446,000	Sold Date: 01-24-2020	Sold Ratio: 100%
Beds: 4	MLS#: 201922350, FS	Year Built: 1978
Bath: 2/0	Status: Sold	Remodeled: 2018
Living Sq. Ft.: 1,484	List Date & DOM: 10-11-2019 & 37	Total Parking: 2
Land Sq. Ft.: 561,837	Condition: Average	Assessed Value
Lanai Sq. Ft.: 114	Frontage: Other	Building: \$207,200
Sq. Ft. Other: 0	Tax/Year: \$97/2018	Land: \$303,800
Total Sq. Ft. 1,598	Neighborhood: Makakilo-upper	Total: \$511,000
Maint./Assoc. \$534 / \$37	Flood Zone : Zone D - Tool	Stories / CPR: Two / No
Parking: Assigned, Open - 2	Frontage: Other	
Zoning : 05 - R-5 Residential District	View: Coastline, Garden, Ocean	

Public Remarks: PALEHUA GARDENS - Hardly ever available 4BR/2BA. Two pkg right outside your door. Come home to a stunning view every day. Enjoy the view from nearly every room in the home. From your lanai, enjoy the scenic expanse from above the park. For added peace of mind, popcorn ceilings have been removed. Storm shutters on windows included. Turn this great deal into your next dream home in Makakilo! For an offer no less than full list price, seller is offering a \$5000 credit towards closing cost. **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
92-1017 Makakilo Drive 55	\$445,500	4 & 2/0	1,484 \$300	561,837 \$1	114	70%	1	37

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
92-1017 Makakilo Drive 55	\$97 \$534 \$37	\$303,800	\$207,200	\$511,000	87%	1978 & 2018

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
92-1017 Makakilo Drive 55	\$446,000	01-24-2020	100%	99%	VA

[92-1017 Makakilo Drive 55](#) - MLS#: [201922350](#) - Original price was \$449,500 - PALEHUA GARDENS - Hardly ever available 4BR/2BA. Two pkg right outside your door. Come home to a stunning view every day. Enjoy the view from nearly every room in the home. From your lanai, enjoy the scenic expanse from above the park. For added peace of mind, popcorn ceilings have been removed. Storm shutters on windows included. Turn this great deal into your next dream home in Makakilo! For an offer no less than full list price, seller is offering a \$5000 credit towards closing cost. **Region:** Makakilo **Neighborhood:** Makakilo-upper **Condition:** Average **Parking:** Assigned, Open - 2 **Total Parking:** 2 **View:** Coastline, Garden, Ocean **Frontage:** Other **Pool:** **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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