

Royal Palm At Waipio 2 94-1359 Kulewa Loop Unit 16C, Waipahu 96797 * Royal Palm At

Waipio 2 * \$375,000

Sold Price: \$375,000	Sold Date: 10-04-2019	Sold Ratio: 100%
Beds: 2	MLS#: 201922582, FS	Year Built: 1987
Bath: 1/0	Status: Sold	Remodeled:
Living Sq. Ft.: 709	List Date & DOM: 08-08-2019 & 7	Total Parking: 1
Land Sq. Ft.: 113,517	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 0	Frontage:	Building: \$188,600
Sq. Ft. Other: 0	Tax/Year: \$85/2018	Land: \$199,500
Total Sq. Ft. 709	Neighborhood: Waipio Gentry	Total: \$388,100
Maint./Assoc. \$449 / \$12	Flood Zone : Zone D - Tool	Stories / CPR: Two / No
Parking: Covered - 1, Guest, Street	Frontage:	
Zoning : 11 - A-1 Low Density Apartment	View: None	

Public Remarks: Well-kept ground floor corner unit in a great location. What makes this a great unit? Freshly painted inside, new vinyl planks in kitchen and bath, no afternoon sun, unit and guest parking right out front, dumpster near but not too near, window a/c and ceiling fans in all rooms. Large walk-in closet, full size washer and dryer, updated lighting, additional outside storage, heavy duty security screens on sliding lanai and front door, microwave range hood and additional pantry storage units included. Nice outdoor courtyard area to relax or enjoy some container gardening. PET FRIENDLY! First Open House August 11, 2019 2-5 PM. **Sale Conditions:** Subject To Replacement Property **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
94-1359 Kulewa Loop 16C	\$375,000	2 & 1/0	709 \$529	113,517 \$3	0	43%	1	7

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
94-1359 Kulewa Loop 16C	\$85 \$449 \$12	\$199,500	\$188,600	\$388,100	97%	1987 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
94-1359 Kulewa Loop 16C	\$375,000	10-04-2019	100%	100%	VA

[94-1359 Kulewa Loop 16C](#) - MLS#: [201922582](#) - Well-kept ground floor corner unit in a great location. What makes this a great unit? Freshly painted inside, new vinyl planks in kitchen and bath, no afternoon sun, unit and guest parking right out front, dumpster near but not too near, window a/c and ceiling fans in all rooms. Large walk-in closet, full size washer and dryer, updated lighting, additional outside storage, heavy duty security screens on sliding lanai and front door, microwave range hood and additional pantry storage units included. Nice outdoor courtyard area to relax or enjoy some container gardening. PET FRIENDLY! First Open House August 11, 2019 2-5 PM. **Region:** Waipahu **Neighborhood:** Waipio Gentry **Condition:** Above Average **Parking:** Covered - 1, Guest, Street **Total Parking:** 1 **View:** None **Frontage:** Pool: **Zoning:** 11 - A-1 Low Density Apartment **Sale Conditions:** Subject To Replacement Property **Schools:** [Kanoelani](#), [Highlands](#), [Pearl City](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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