

Wailuna 1-B 98-1731 Kaahumanu Street Unit C, Aiea 96701 * Wailuna 1-B * \$700,000 ***Originally \$675,000**

Sold Price: \$700,000	Sold Date: 01-16-2020	Sold Ratio: 100%
Beds: 3	MLS#: 201929847, FS	Year Built: 1980
Bath: 2/1	Status: Sold	Remodeled: 2019
Living Sq. Ft.: 1,334	List Date & DOM: 10-21-2019 & 14	Total Parking: 2
Land Sq. Ft.: 316,289	Condition: Excellent	Assessed Value
Lanai Sq. Ft.: 168	Frontage: Conservation, Preservation	Building: \$301,900
Sq. Ft. Other: 0	Tax/Year: \$154/2019	Land: \$346,300
Total Sq. Ft.: 1,502	Neighborhood: Wailuna	Total: \$648,200
Maint./Assoc. \$626 / \$0	Flood Zone : Zone D - Tool	Stories / CPR: Two / No
Parking: Assigned, Covered - 2, Garage, Guest, Street	Frontage: Conservation, Preservation	

Zoning: 11 - A-1 Low Density Apartment**View: City, Garden, Ocean**

Public Remarks: Walk in and literally feel the special difference in the curated living room, the dining, modern kitchen and lanai rooms with views across green lawns to shimmering Pearl Harbor and the Pacific beyond. The difference is elevation, now a vital home-buying feature because of global warming and the "new normal" long hot summers like that Honolulu has just endured: At 400 feet above sea level, this Wailuna home is usually at least 2-3 critical degrees cooler than the homes below. Hawaiian chiefs knew this, wintering in Waikiki but retreating up into Nuuanu as summer came. For the rare still day, a split AC system is ready to serve. And the "alii life" beckons year 'round with your exclusive membership in Wailuna Pool Club amid shady parks nearby. **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
98-1731 Kaahumanu Street C	\$700,000	3 & 2/1	1,334 \$525	316,289 \$2	168	66%	2	14

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
98-1731 Kaahumanu Street C	\$154 \$626 \$0	\$346,300	\$301,900	\$648,200	108%	1980 & 2019

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
98-1731 Kaahumanu Street C	\$700,000	01-16-2020	100%	104%	Conventional

[98-1731 Kaahumanu Street C](#) - MLS#: [201929847](#) - Original price was \$675,000 - Walk in and literally feel the special difference in the curated living room, the dining, modern kitchen and lanai rooms with views across green lawns to shimmering Pearl Harbor and the Pacific beyond. The difference is elevation, now a vital home-buying feature because of global warming and the "new normal" long hot summers like that Honolulu has just endured: At 400 feet above sea level, this Wailuna home is usually at least 2-3 critical degrees cooler than the homes below. Hawaiian chiefs knew this, wintering in Waikiki but retreating up into Nuuanu as summer came. For the rare still day, a split AC system is ready to serve. And the "alii life" beckons year 'round with your exclusive membership in Wailuna Pool Club amid shady parks nearby. **Region:** Pearl City **Neighborhood:** Wailuna **Condition:** Excellent **Parking:** Assigned, Covered - 2, Garage, Guest, Street **Total Parking:** 2 **View:** City, Garden, Ocean **Frontage:** Conservation, Preservation **Pool:** **Zoning:** 11 - A-1 Low Density Apartment **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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