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
Sq. Ft. Other: 0 Tax/Year: \$154/2019 Building: \$301,900

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













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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