

**Palehua Townhouses 2 92-946 Makakilo Drive Unit 92, Kapolei 96707 \* Palehua****Townhouses 2 \* \$409,000**

Sold Price: \$399,000	Sold Date: 01-24-2020	Sold Ratio: 98%
Beds: <b>3</b>	MLS#: <b>201930268, FS</b>	Year Built: <b>1976</b>
Bath: <b>1/1</b>	Status: <b>Sold</b>	Remodeled:
Living Sq. Ft.: <b>1,169</b>	List Date & DOM: <b>10-27-2019 &amp; 23</b>	Total Parking: <b>2</b>
Land Sq. Ft.: <b>413,472</b>	Condition: <b>Average</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>131</b>	Frontage:	Building: <b>\$136,500</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$78/2018</b>	Land: <b>\$308,300</b>
Total Sq. Ft. <b>1,300</b>	Neighborhood: <b>Makakilo-upper</b>	Total: <b>\$444,800</b>
Maint./Assoc. <b>\$571 / \$10</b>	<a href="#">Flood Zone</a> : <b>Zone D - Tool</b>	Stories / CPR: <b>Two, Split Level / No</b>
Parking: <b>Assigned, Open - 2, Street</b>	Frontage:	
<a href="#">Zoning</a> : <b>05 - R-5 Residential District</b>	View: <b>City, Coastline</b>	

**Public Remarks:** Corner end unit with lovely, large open deck to enjoy. No one above or below and fenced, enclosed small yard for pets. Property has been rented to same tenant for over 11 years and would like to stay. Good investment for first time homebuyer or investor. Two open parking, street parking and close proximity to shopping malls, restaurants, elementary school freeways. Fees include Palehua Association, Palehua Townhome maintenance fees and Kanehoa Recreation Pool. Sold As-Is. **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
<a href="#">92-946 Makakilo Drive 92</a>	<a href="#">\$409,000</a>	3 & 1/1	1,169   \$350	413,472   \$1	131	72%	1	23

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">92-946 Makakilo Drive 92</a>	\$78   \$571   \$10	\$308,300	\$136,500	\$444,800	92%	1976 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
<a href="#">92-946 Makakilo Drive 92</a>	\$399,000	01-24-2020	98%	98%	Conventional

[92-946 Makakilo Drive 92](#) - MLS#: [201930268](#) - Corner end unit with lovely, large open deck to enjoy. No one above or below and fenced, enclosed small yard for pets. Property has been rented to same tenant for over 11 years and would like to stay. Good investment for first time homebuyer or investor. Two open parking, street parking and close proximity to shopping malls, restaurants, elementary school freeways. Fees include Palehua Association, Palehua Townhome maintenance fees and Kanehoa Recreation Pool. Sold As-Is. **Region:** Makakilo **Neighborhood:** Makakilo-upper **Condition:** Average **Parking:** Assigned, Open - 2, Street **Total Parking:** 2 **View:** City, Coastline **Frontage:** 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