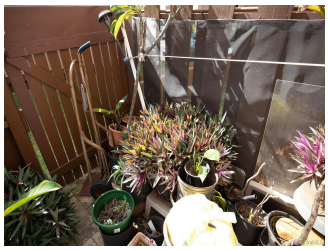
Waiau Garden Kai G-2, Pearl City 96782 * Waiau Garden Kai G-2 * $360,000 * Originally $370,000

Sold Price: $352,500	Sold Date: 03-04-2021	Sold Ratio: 98%
Beds: **2**	MLS#: **202030201, FS**	Year Built: **1975**
Bath: **1/1**	Status: **Sold**	Remodeled:
Living Sq. Ft.: **782**	List Date & DOM: **12-01-2020** & **48**	Total Parking: **1**
Land Sq. Ft.: **257,352**	Condition: **Needs Major Repair**	Assessed Value
Lanai Sq. Ft.: **0**	Frontage:	Building: **$148,100**
Sq. Ft. Other: **0**	Tax/Year: **$64/2020**	Land: **$208,600**
Total Sq. Ft. **782**	Neighborhood: **Waiau**	Total: **$356,700**
Maint./Assoc. **$480 / $0**	Flood Zone: **Zone X - Tool**	Stories / CPR: **Two / No**
Parking: **Assigned, Open - 1, Street**	Frontage:	
Zoning: **11 - A-1 Low Density Apartment**	View: **None**	

Public Remarks: Here's the perfect fixer upper you've been waiting for...overall in good solid condition, just needs cosmetic facelift and this will be a winner. Convenient location with an assigned parking stall nearby and lots of street parking right in front. Fenced courtyard space in back for storage or a nice garden. Location is ideal. No one above or below you; you won't need to deal with an upstairs neighbor. This is a great starter home or investment for the astute buyer. **Sale Conditions:** None **Schools:** Waiau, 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
	$360,000	2 & 1/1	782 | $460	257,352 | $1	0	70%	1	48

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
	$64 | $480 | $0	$208,600	$148,100	$356,700	101%	1975 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
	$352,500	03-04-2021	98%	95%	Conventional 0

- MLS#: 202030201 - Original price was $370,000 - Here's the perfect fixer upper you've been waiting for...overall in good solid condition, just needs cosmetic facelift and this will be a winner. Convenient location with an assigned parking stall nearby and lots of street parking right in front. Fenced courtyard space in back for storage or a nice garden. Location is ideal. No one above or below you; you won't need to deal with an upstairs neighbor. This is a great starter home or investment for the astute buyer. **Region:** Pearl City **Neighborhood:** Waiau **Condition:** Needs Major Repair **Parking:** Assigned, Open - 1, Street **Total Parking:** 1 **View:** None **Frontage: Pool: Zoning:** 11 - A-1 Low Density Apartment **Sale Conditions:** None **Schools:** Waiau, Highlands, Pearl City * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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