

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