Palehua Nani 92-1238 Makakilo Drive Unit 37, Kapolei 96707 * Palehua Nani * $375,000 * Originally $399,000

Sold Price: $385,000	Sold Date: 04-30-2021	Sold Ratio: 103%
Beds: **2**	MLS#: **202100215, FS**	Year Built: **1987**
Bath: **1/0**	Status: **Sold**	Remodeled: **2021**
Living Sq. Ft.: **638**	List Date & DOM: **02-23-2021** & **20**	Total Parking: **1**
Land Sq. Ft.: **64,077**	Condition: **Excellent**	Assessed Value
Lanai Sq. Ft.: **0**	Frontage: **Other**	Building: **$173,900**
Sq. Ft. Other: **0**	Tax/Year: **$52/2020**	Land: **$143,000**
Total Sq. Ft. **638**	Neighborhood: **Makakilo-upper**	Total: **$316,900**
Maint./Assoc. **$357 / $10**	Flood Zone: **Zone D - Tool**	Stories / CPR: **Two / No**
Parking: **Assigned, Open - 1, Street**	Frontage: **Other**	
Zoning: **11 - A-1 Low Density Apartment**	View: **Sunrise, Sunset**	

Public Remarks: $25K PRICE DROP! Welcome home to this bright, open, spacious townhouse in upper Makakilo. Completely renovated in 2021, including luxury vinyl plank flooring throughout, new kitchen with custom concrete counters, tile backsplash, new appliances, & new cabinets, updated bathroom with new vanity, shower/tub insert, & tile backsplash, new interior paint throughout, new lighting and ceiling fans, and so much more! Close to schools, bus stops, dining, shopping, golf courses, and beaches in the second city of Oahu - Kapolei. **Sale Conditions:** None **Schools:** Mauka Lani, Kapolei, Kapolei * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	Lanai	Occ.	FL	DOM
92-1238 Makakilo Drive 37	**$375,000**	2 & 1/0	638 | $588	64,077 | $6	0	51%	2	20

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
92-1238 Makakilo Drive 37	$52 | $357 | $10	$143,000	$173,900	$316,900	118%	1987 & 2021

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
92-1238 Makakilo Drive 37	$385,000	04-30-2021	103%	96%	Conventional

92-1238 Makakilo Drive 37 - MLS#: 202100215 - Original price was $399,000 - $25K PRICE DROP! Welcome home to this bright, open, spacious townhouse in upper Makakilo. Completely renovated in 2021, including luxury vinyl plank flooring throughout, new kitchen with custom concrete counters, tile backsplash, new appliances, & new cabinets, updated bathroom with new vanity, shower/tub insert, & tile backsplash, new interior paint throughout, new lighting and ceiling fans, and so much more! Close to schools, bus stops, dining, shopping, golf courses, and beaches in the second city of Oahu - Kapolei. **Region:** Makakilo **Neighborhood:** Makakilo-upper **Condition:** Excellent **Parking:** Assigned, Open - 1, Street **Total Parking:** 1 **View:** Sunrise, Sunset **Frontage:** Other **Pool: Zoning:** 11 - A-1 Low Density Apartment **Sale Conditions:** None **Schools:** Mauka Lani, Kapolei, Kapolei * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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