

Royal Palm At Waipio IV 94-1420 Kulewa Loop Unit T, Waipahu 96797 * Royal Palm At Waipio IV * \$335,000 * Originally \$345,000

Sold Price: \$335,000	Sold Date: 06-24-2021	Sold Ratio: 100%
Beds: 1	MLS#: 202109956 , FS	Year Built: 1987
Bath: 1/0	Status: Sold	Remodeled:
Living Sq. Ft.: 480	List Date & DOM: 04-28-2021 & 12	Total Parking: 1
Land Sq. Ft.: 185,871	Condition: Average	Assessed Value
Lanai Sq. Ft.: 0	Frontage:	Building: \$183,000
Sq. Ft. Other: 0	Tax/Year: \$65/2021	Land: \$139,000
Total Sq. Ft. 480	Neighborhood: Waipio Gentry	Total: \$322,000
Maint./Assoc. \$314 / \$0	Flood Zone : Zone D - Tool	Stories / CPR: Two / No
Parking: Covered - 1, Guest, Street	Frontage:	
Zoning : 11 - A-1 Low Density Apartment	View: None	

Public Remarks: Huge price reduction for this quiet and peaceful neighborhood, 2nd floor unit 1 bedroom, 1 bath, 1 parking, washer dryer in unit, low maintenance fees. Great starter unit located in Waipio Gentry close to Costco, Waikale, Waipio Shopping Center. **Sale Conditions:** None **Schools:** [Kanoelani](#), [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
94-1420 Kulewa Loop T	\$335,000	1 & 1/0	480 \$698	185,871 \$2	0	44%	2	12

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
94-1420 Kulewa Loop T	\$65 \$314 \$0	\$139,000	\$183,000	\$322,000	104%	1987 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
94-1420 Kulewa Loop T	\$335,000	06-24-2021	100%	97%	Conventional

[94-1420 Kulewa Loop T](#) - MLS#: [202109956](#) - Original price was \$345,000 - Huge price reduction for this quiet and peaceful neighborhood, 2nd floor unit 1 bedroom, 1 bath, 1 parking, washer dryer in unit, low maintenance fees. Great starter unit located in Waipio Gentry close to Costco, Waikale, Waipio Shopping Center. **Region:** Waipahu **Neighborhood:** Waipio Gentry **Condition:** Average **Parking:** Covered - 1, Guest, Street **Total Parking:** 1 **View:** None **Frontage:** **Pool:** **Zoning:** 11 - A-1 Low Density Apartment **Sale Conditions:** None **Schools:** [Kanoelani](#), [Highlands](#), [Pearl City](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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