

Palehua Nani 92-1242 Makakilo Drive Unit 44, Kapolei 96707 * Palehua Nani * \$395,000

Sold Price: \$435,000	Sold Date: 10-07-2021	Sold Ratio: 110%
Beds: 2	MLS#: 202121860, FS	Year Built: 1987
Bath: 1/0	Status: Sold	Remodeled:
Living Sq. Ft.: 638	List Date & DOM: 09-02-2021 & 6	Total Parking: 2
Land Sq. Ft.: 64,077	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 0	Frontage:	Building: \$189,600
Sq. Ft. Other: 0	Tax/Year: \$96/2021	Land: \$143,000
Total Sq. Ft. 638	Neighborhood: Makakilo-upper	Total: \$332,600
Maint./Assoc. \$357 / \$11	Flood Zone : Zone D - Tool	Stories / CPR: One / No
Parking: Assigned, Open - 2	Frontage:	
Zoning : 11 - A-1 Low Density Apartment	View: Garden	

Public Remarks: Perched near the top of Makakilo Drive, Palehua Nani offers affordable townhomes in a clean, well-maintained complex. This end unit on the ground floor offers a lush fenced-in yard and TWO parking stalls! Upgraded in October of 2020, this unit features rustic-looking luxury vinyl plank flooring, quartz countertops and new appliances. Move-in ready at a great price! **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
92-1242 Makakilo Drive 44	\$395,000	2 & 1/0	638 \$619	64,077 \$6	0	49%	1	6

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
92-1242 Makakilo Drive 44	\$96 \$357 \$11	\$143,000	\$189,600	\$332,600	119%	1987 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
92-1242 Makakilo Drive 44	\$435,000	10-07-2021	110%	110%	Cash

[92-1242 Makakilo Drive 44](#) - MLS#: [202121860](#) - Perched near the top of Makakilo Drive, Palehua Nani offers affordable townhomes in a clean, well-maintained complex. This end unit on the ground floor offers a lush fenced-in yard and TWO parking stalls! Upgraded in October of 2020, this unit features rustic-looking luxury vinyl plank flooring, quartz countertops and new appliances. Move-in ready at a great price! **Region:** Makakilo **Neighborhood:** Makakilo-upper **Condition:** Above Average **Parking:** Assigned, Open - 2 **Total Parking:** 2 **View:** Garden **Frontage:** **Pool:** **Zoning:** 11 - A-1 Low Density Apartment **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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