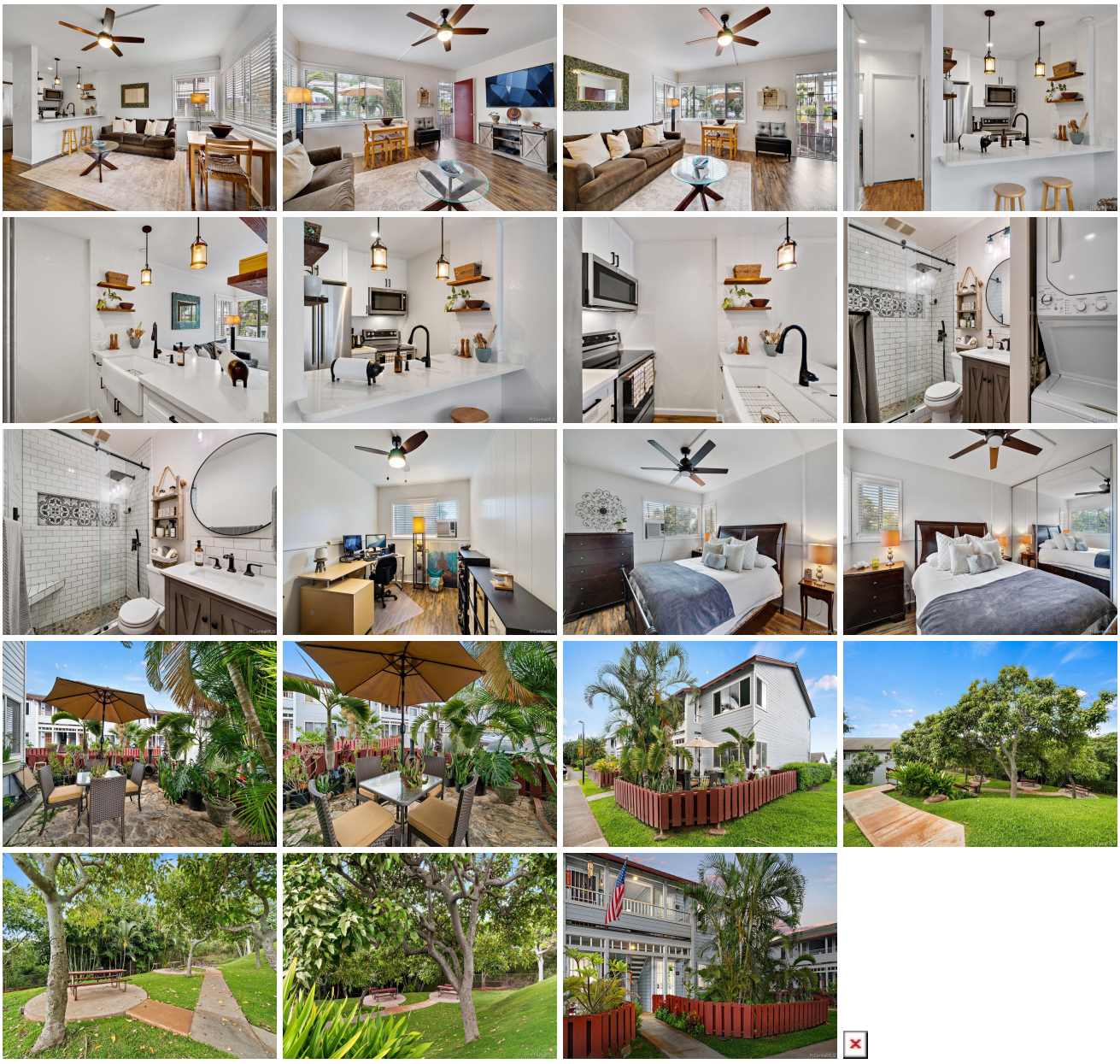
Palehua Nani 92-1242 Makakilo Drive Unit 44, Kapolei 96707 * Palehua Nani * $395,000

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