Regency Park 3138 Waialae Avenue Unit 536, Honolulu 96816 * Regency Park * \$760,000

 Sold Price: \$765,000
 Sold Date: 10-28-2021
 Sold Ratio: 101%

 Beds: 3
 MLS#: 202123469, FS
 Year Built: 1981

 Bath: 2/0
 Status: Sold
 Remodeled: 2009

 Living Sq. Ft.: 1,275
 List Date & DOM: 09-09-2021 & 4
 Total Parking: 2

Land Sq. Ft.: **0**Condition: Above Average,
Average

Assessed Value

 Lanai Sq. Ft.: 260
 Frontage:
 Building: \$344,100

 Sq. Ft. Other: 0
 Tax/Year: \$156/2021
 Land: \$329,600

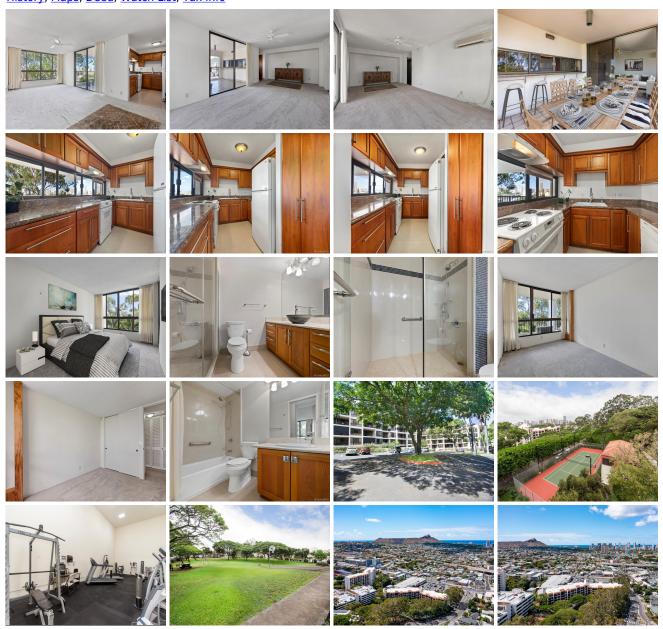
 Total Sq. Ft. 1,535
 Neighborhood: St. Louis
 Total: \$673,700

 Maint./Assoc. \$1,115 / \$0
 Flood Zone: Zone X - Tool
 Stories / CPR: 4-7 / No

Parking: **Assigned, Covered - 1, Guest** Frontage:

Zoning: 11 - A-1 Low Density Apartment View: City, Diamond Head, Sunset

Public Remarks: 3 bedroom 2 bath TOWN living for under 800k! This home is conveniently located near the University of Hawai'i, Chaminade University as well as multiple private & public schools. Skip the stress & hours of daily traffic & spend more quality time in this spacious, well cared for condo as well as it's pool, basketball & tennis courts, exercise room and rec room here at Regency Park. Minutes away from outsatanding dining options & grocery stores on nearby Waialae Ave, shopping at Kahala Mall & playtime in the surf at Waikiki. Work from home or come home from work to enjoy beautiful sunsets as well as Diamond Head, Waikiki & Downtown skyline views on your 2 large private lanais. Note: Master bed, dining room and patio photos have been virtually staged. **Sale Conditions:** Short Sale **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info







| Address | Price | Bd & Bth | Living / Avg. | Land Avg. | Lanai | Occ. | FL | DOM |
|-------------------------|-----------|----------|---------------|-------------|-------|------|----|-----|
| 3138 Waialae Avenue 536 | \$760,000 | 3 & 2/0 | 1,275 \$596 | 0 \$inf | 260 | 57% | 5 | 4 |

| Address | Tax Maint. Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|-------------------------|-----------------------|------------------|----------------------|-------------------|-------|---------------------|
| 3138 Waialae Avenue 536 | \$156 \$1,115 \$0 | \$329,600 | \$344,100 | \$673,700 | 113% | 1981 & 2009 |

| Address | Sold Price | Sold Date | Sold Ratio | Original Ratio | Sold Terms |
|-------------------------|------------|------------|------------|----------------|------------|
| 3138 Waialae Avenue 536 | \$765,000 | 10-28-2021 | 101% | 101% | Cash |

3138 Waialae Avenue 536 - MLS#: 202123469 - 3 bedroom 2 bath TOWN living for under 800k! This home is conveniently located near the University of Hawai'i, Chaminade University as well as multiple private & public schools. Skip the stress & hours of daily traffic & spend more quality time in this spacious, well cared for condo as well as it's pool, basketball & tennis courts, exercise room and rec room here at Regency Park. Minutes away from outsatanding dining options & grocery stores on nearby Waialae Ave, shopping at Kahala Mall & playtime in the surf at Waikiki. Work from home or come home from work to enjoy beautiful sunsets as well as Diamond Head, Waikiki & Downtown skyline views on your 2 large private lanais. Note: Master bed, dining room and patio photos have been virtually staged. Region: Diamond Head Neighborhood: St. Louis Condition: Above Average, Average Parking: Assigned, Covered - 1, Guest Total Parking: 2 View: City, Diamond Head, Sunset Frontage: Pool: Zoning: 11 - A-1 Low Density Apartment Sale Conditions: Short Sale Schools: , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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