

Royal Palm At Waipio IV 94-1411 Kulewa Loop Unit 35/D, Waipahu 96797 * Royal Palm At**Waipio IV * \$360,000**

Sold Price: \$398,000	Sold Date: 12-28-2021	Sold Ratio: 111%
Beds: 1	MLS#: 202127192, FS	Year Built: 1987
Bath: 1/0	Status: Sold	Remodeled:
Living Sq. Ft.: 477	List Date & DOM: 11-04-2021 & 6	Total Parking: 1
Land Sq. Ft.: 0	Condition: Average	Assessed Value
Lanai Sq. Ft.: 75	Frontage:	Building: \$190,300
Sq. Ft. Other: 0	Tax/Year: \$67/2021	Land: \$139,000
Total Sq. Ft. 552	Neighborhood: Waipio Gentry	Total: \$329,300
Maint./Assoc. \$314 / \$13	Flood Zone : Zone D - Tool	Stories / CPR: One / No
Parking: Covered - 1, Guest	Frontage:	
Zoning : 11 - A-1 Low Density Apartment	View: None	

Public Remarks: GROUND FLOOR, corner unit with assigned COVERED parking stall just steps from the front door! Rare opportunity to own a 1 bedroom / 1 bath / 1 parking unit in Royal Palm @ Waipio known for its LOW MAINTENANCE FEES! This unit features a spacious living area, ceramic-top range, full-size stacked washer/dryer, window AC in the bedroom, extra storage, and a fenced in courtyard with gated entry - great for outdoor grilling and entertaining guests. Great location in the Waipio Gentry neighborhood and near Costco, neighborhood walking/jogging paths, beautiful parks, shopping, markets, eateries, freeway access and bus lines. Being sold in "As Is" condition. *** Sale subject to seller securing a replacement property / Possible Seller lease back *** **Sale Conditions:** Subject To Replacement Property **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
94-1411 Kulewa Loop 35/D	\$360,000	1 & 1/0	477 \$755	0 \$inf	75	44%	1	6

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
94-1411 Kulewa Loop 35/D	\$67 \$314 \$13	\$139,000	\$190,300	\$329,300	109%	1987 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
94-1411 Kulewa Loop 35/D	\$398,000	12-28-2021	111%	111%	Conventional

[94-1411 Kulewa Loop 35/D](#) - MLS#: [202127192](#) - GROUND FLOOR, corner unit with assigned COVERED parking stall just steps from the front door! Rare opportunity to own a 1 bedroom / 1 bath / 1 parking unit in Royal Palm @ Waipio known for its LOW MAINTENANCE FEES! This unit features a spacious living area, ceramic-top range, full-size stacked washer/dryer, window AC in the bedroom, extra storage, and a fenced in courtyard with gated entry - great for outdoor grilling and entertaining guests. Great location in the Waipio Gentry neighborhood and near Costco, neighborhood walking/jogging paths, beautiful parks, shopping, markets, eateries, freeway access and bus lines. Being sold in "As Is" condition. *** Sale subject to seller securing a replacement property / Possible Seller lease back *** **Region:** Waipahu **Neighborhood:** Waipio Gentry **Condition:** Average **Parking:** Covered - 1, Guest **Total Parking:** 1 **View:** None **Frontage:** **Pool:** **Zoning:** 11 - A-1 Low Density Apartment **Sale Conditions:** Subject To Replacement Property **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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