

**Waiau Garden Villa 98-853 Noelani Street Unit 62, Pearl City 96782 \* Waiau Garden Villa \*****\$89,900**

Sold Price: \$85,000	Sold Date: 01-20-2022	Sold Ratio: 95%
Beds: <b>2</b>	MLS#: <b>202127209, LH</b>	Year Built: <b>1980</b>
Bath: <b>2/0</b>	Status: <b>Sold</b>	Remodeled:
Living Sq. Ft.: <b>926</b>	List Date & DOM: <b>11-03-2021 &amp; 33</b>	Total Parking: <b>1</b>
Land Sq. Ft.: <b>425,233</b>	Condition: <b>Average</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>58</b>	Frontage:	Building: <b>\$163,100</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$109/2020</b>	Land: <b>\$201,100</b>
Total Sq. Ft. <b>984</b>	Neighborhood: <b>Waiau</b>	Total: <b>\$364,200</b>
Maint./Assoc. <b>\$502 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone X - Tool</b>	Stories / CPR: <b>Two / No</b>
Parking: <b>Assigned, Open - 1</b>	Frontage:	
<a href="#">Zoning</a> : <b>11 - A-1 Low Density Apartment</b>	View: <b>Garden</b>	

**Public Remarks:** Welcome to the centrally located Waiau Garden Villa Complex. Our 2br/2ba unit is situated on the preferred ground level and expands to a charming outdoor patio that is creating extra living space. The unit comes with one assigned parking in close proximity, washer/dryer and a spacious kitchen with plenty of cabinetry + 3 window A/C units. A beautiful pool and lush recreational area is awaiting you in Waiau Garden Villa. Please note we are only selling the leasehold interest, it is a separate sale to purchase the fee interest. If buyer purchases both this leasehold interest and the lease fee, together they will make it fee simple. The fee interest is on the market with another company. Please see additional MLS 202106989 **Sale Conditions:** Lender Sale **Schools:** [Waiau](#), [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
<a href="#">98-853 Noelani Street 62</a>	<b>\$89,900 LH</b>	2 & 2/0	926   \$97	425,233   \$0	58	60%	1	33

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">98-853 Noelani Street 62</a>	\$109   \$502   \$0	\$201,100	\$163,100	\$364,200	25%	1980 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
<a href="#">98-853 Noelani Street 62</a>	\$85,000	01-20-2022	95%	95%	Cash

[98-853 Noelani Street 62](#) - MLS#: [202127209](#) - Welcome to the centrally located Waiau Garden Villa Complex. Our 2br/2ba unit is situated on the preferred ground level and expands to a charming outdoor patio that is creating extra living space. The unit comes with one assigned parking in close proximity, washer/dryer and a spacious kitchen with plenty of cabinetry + 3 window A/C units. A beautiful pool and lush recreational area is awaiting you in Waiau Garden Villa. Please note we are only selling the leasehold interest, it is a separate sale to purchase the fee interest. If buyer purchases both this leasehold interest and the lease fee, together they will make it fee simple. The fee interest is on the market with another company. Please see additional MLS 202106989 **Region:** Pearl City **Neighborhood:** Waiau **Condition:** Average **Parking:** Assigned, Open - 1 **Total Parking:** 1 **View:** Garden **Frontage:** **Pool:** **Zoning:** 11 - A-1 Low Density Apartment **Sale Conditions:** Lender Sale **Schools:** [Waiau](#), [Highlands](#), [Pearl City](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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