

**Royal Palm At Waipio IV 94-1430 Polani Street Unit 31U, Waipahu 96797 \* Royal Palm At Waipio IV \* \$350,000**

Sold Price: \$370,000	Sold Date: 01-04-2022	Sold Ratio: 106%
Beds: <b>1</b>	MLS#: <b>202130259, FS</b>	Year Built: <b>1987</b>
Bath: <b>1/0</b>	Status: <b>Sold</b>	Remodeled: <b>2001</b>
Living Sq. Ft.: <b>477</b>	List Date & DOM: <b>12-05-2021 &amp; 9</b>	Total Parking: <b>1</b>
Land Sq. Ft.: <b>185,871</b>	Condition: <b>Above Average</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>52</b>	Frontage:	Building: <b>\$182,100</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$50/2020</b>	Land: <b>\$139,000</b>
Total Sq. Ft. <b>529</b>	Neighborhood: <b>Waipio Gentry</b>	Total: <b>\$321,000</b>
Maint./Assoc. <b>\$314 / \$13</b>	<a href="#">Flood Zone</a> : <b>Zone D - Tool</b>	Stories / CPR: <b>Two / No</b>
Parking: <b>Assigned, Covered - 1, Guest</b>	Frontage:	
<a href="#">Zoning</a> : <b>05 - R-5 Residential District</b>	View: <b>Garden</b>	

**Public Remarks:** It's about LOCATION. Start your New Year in this lovely move-in ready home. This corner end unit has free flowing breeze and cool air. Freshly painted, new carpet, 15K BTU window AC to cool the whole unit; upgraded ceiling fans with remote control in the bedroom and living room. Corian countertop, stacked washer and dryer plus extra storage in the lanai. Assigned parking stall #287 with ample guest parking in front of the building. Security patrol and Resident Manager is available on site. A pool and cabana in the complex ideal for entertaining friends and family. Conveniently located in the quiet neighborhood of Waipio Gentry, a short walk or drive to Costco, parks, bus stops, restaurants and many more. Easy access to freeway. This home is ideal for first time homebuyers, downsizing buyers, or investors. **Sale Conditions:** None **Schools:** [Kanoelani](#), [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="#">94-1430 Polani Street 31U</a>	<a href="#">\$350,000</a>	1 & 1/0	477   \$734	185,871   \$2	52	44%	2	9

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">94-1430 Polani Street 31U</a>	\$50   \$314   \$13	\$139,000	\$182,100	\$321,000	109%	1987 & 2001

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
<a href="#">94-1430 Polani Street 31U</a>	\$370,000	01-04-2022	106%	106%	Cash

[94-1430 Polani Street 31U](#) - MLS#: [202130259](#) - It's about LOCATION. Start your New Year in this lovely move-in ready home. This corner end unit has free flowing breeze and cool air. Freshly painted, new carpet, 15K BTU window AC to cool the whole unit; upgraded ceiling fans with remote control in the bedroom and living room. Corian countertop, stacked washer and dryer plus extra storage in the lanai. Assigned parking stall #287 with ample guest parking in front of the building. Security patrol and Resident Manager is available on site. A pool and cabana in the complex ideal for entertaining friends and family. Conveniently located in the quiet neighborhood of Waipio Gentry, a short walk or drive to Costco, parks, bus stops, restaurants and many more. Easy access to freeway. This home is ideal for first time homebuyers, downsizing buyers, or investors. **Region:** Waipahu **Neighborhood:** Waipio Gentry **Condition:** Above Average **Parking:** Assigned, Covered - 1, Guest **Total Parking:** 1 **View:** Garden **Frontage:** **Pool:** **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** [Kanoelani](#), [Highlands](#), [Pearl City](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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