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

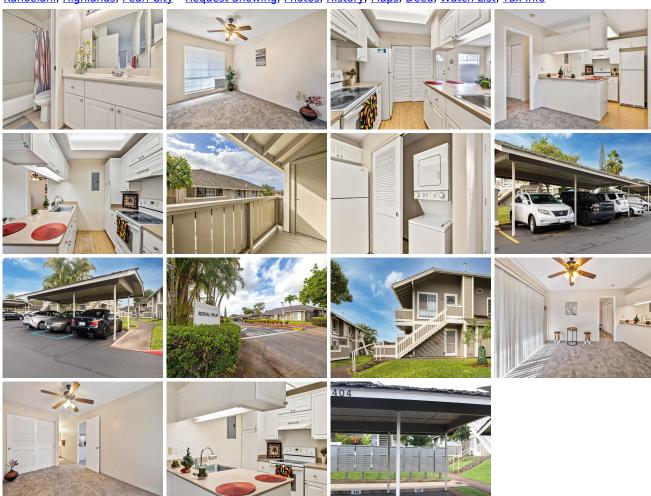
Waipio IV * \$350,000

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

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

Zoning: 05 - R-5 Residential District View: **Garden**

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	ром
94-1430 Polani Street 31U	\$350,000	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
94-1430 Polani Street 31U	\$50 \$314 \$13	\$139,000	\$182,100	\$321,000	109%	1987 & 2001

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
94-1430 Polani Street 31U	\$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