

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#: <u>202130259</u>, 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	DOM
94-1430 Polani Street 31U	<u>\$350,000</u>	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