Waiau Garden Court 98-1461 Kamahao Street Unit 3, Pearl City 96782 * Waiau Garden Court * $415,000 * Originally $375,000

Beds:	**2**	MLS#:	**202200175, FS**	Year Built:	**1979**
Bath:	**1/0**	Status:	**Expired**	Remodeled:	
Living Sq. Ft.:	**759**	List Date & DOM:	**01-05-2022** & **44**	Total Parking:	**1**
Land Sq. Ft.:	**378,928**	Condition:	**Above Average**	Assessed Value	
Lanai Sq. Ft.:	**88**	Frontage:		Building:	**$162,800**
Sq. Ft. Other:	**0**	Tax/Year:	**$103/2020**	Land:	**$194,000**
Total Sq. Ft.	**847**	Neighborhood:	**Waiau**	Total:	**$356,800**
Maint./Assoc.	**$408 / $0**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**One / No**
Parking:	**Assigned, Open - 1, Street**			Frontage:	
Zoning:	**11 - A-1 Low Density Apartment**			View:	**None**

Public Remarks: GROUND FLOOR, SINGLE STORY townhome! One assigned, corner parking stall and additional street parking. Unit is in good condition but could use renovations and some minor repairs. Unit is sold in strictly "as is" condition and seller will not do any repairs or credits. SHORT SALE. Seller will need seller's lender approval and the AOAO approval for the sale. Closing may take up to 4-6 months. Vacant and easy to see. **Sale Conditions:** Foreclosure, Short Sale **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info




Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	Lanai	Occ.	FL	DOM
98-1461 Kamahao Street 3	**$415,000**	2 & 1/0	759 | $547	378,928 | $1	88	52%	1	44

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
98-1461 Kamahao Street 3	$103 | $408 | $0	$194,000	$162,800	$356,800	116%	1979 & NA

98-1461 Kamahao Street 3 - MLS#: 202200175 - Original price was $375,000 - GROUND FLOOR, SINGLE STORY townhome! One assigned, corner parking stall and additional street parking. Unit is in good condition but could use renovations and some minor repairs. Unit is sold in strictly "as is" condition and seller will not do any repairs or credits. SHORT SALE. Seller will need seller's lender approval and the AOAO approval for the sale. Closing may take up to 4-6 months. Vacant and easy to see. **Region:** Pearl City **Neighborhood:** Waiau **Condition:** Above Average **Parking:** Assigned, Open - 1, Street **Total Parking:** 1 **View:** None **Frontage: Pool: Zoning:** 11 - A-1 Low Density Apartment **Sale Conditions:** Foreclosure, Short Sale **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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