Mariners Village 3 1161 Wainiha Street Unit B, Honolulu 96825 * Mariners Village 3 * $785,100 * Originally $799,999

Sold Price: $760,000	Sold Date: 07-08-2022	Sold Ratio: 97%
Beds: **3**	MLS#: **202209527, FS**	Year Built: **1972**
Bath: **1/1**	Status: **Sold**	Remodeled: **1977**
Living Sq. Ft.: **1,432**	List Date & DOM: **05-17-2022** & **34**	Total Parking: **2**
Land Sq. Ft.: **972**	Condition: **Above Average**	Assessed Value
Lanai Sq. Ft.: **165**	Frontage:	Building: **$297,500**
Sq. Ft. Other: **0**	Tax/Year: **$175/2021**	Land: **$314,900**
Total Sq. Ft. **1,597**	Neighborhood: **Mariners Valley**	Total: **$612,400**
Maint./Assoc. **$481 / $0**	Flood Zone: **Zone D - Tool**	Stories / CPR: **Three / No**
Parking: **Assigned, Carport, Covered - 2, Street**	Frontage:	
Zoning: **05 - R-5 Residential District**	View: **Mountain**	

Public Remarks: ** PRICE ADJUSTED FOR QUICK SALE ** SELLER WILL GIVE BUYERS $ 10,000 FOR NEW CARPET & FLOORS **** VERY SPACIOUS 3 LEVEL TOWNHOME 1093 SF HOME WITH 339 SF COVERED & ENCLOSED LANAI & 165 SF OPEN LANAI. ENTER THROUGH THE FRONT DOOR FACING THE STREET INTO THE LIVING ROOM WITH LAMINATE FLOORS. ON THE SAME FLOOR ARE THE DINING ROOM, 1/2 BATH , KITCHEN & A HUGE 339 sf COVERED LANAI & 165 sf OPEN LANAI WITH MOUNTAIN VIEW !! STAIRS FROM THE COVERED LANAI LEAD DOWN INTO THE CARPORT & STORAGE CLOSET. STAIRS FROM THE LIVING LEAD TO THE THREE BEDROOMS & 1 BATH UPSTAIRS. LOW HOA FEES COVER INSURANCE, WATER & MAINTENANCE OF THE COMMON AREAS. PETS ALLOWED DOGS & CATS & ANY OTHER PETS BY BOARD APPROVAL. CLOSE TO SHOPS, RESTAURANTS, BEACHES, SCHOOLS, HANUAMA BAY & SEA LIFE PARK**ON SENTRILOCK. SHOW ANYTIME. OFFERS WILL BE PRESENTED AS RECEIVED ** **Sale Conditions:** None **Schools:** Kamiloiki, Niu Valley, Kaiser * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	Lanai	Occ.	FL	DOM
1161 Wainiha Street B	**$785,100**	3 & 1/1	1,432 | $548	972 | $808	165	65%	1	34

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1161 Wainiha Street B	$175 | $481 | $0	$314,900	$297,500	$612,400	128%	1972 & 1977

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1161 Wainiha Street B	$760,000	07-08-2022	97%	95%	Cash

1161 Wainiha Street B - MLS#: 202209527 - Original price was $799,999 - ** PRICE ADJUSTED FOR QUICK SALE ** SELLER WILL GIVE BUYERS $ 10,000 FOR NEW CARPET & FLOORS **** VERY SPACIOUS 3 LEVEL TOWNHOME 1093 SF HOME WITH 339 SF COVERED & ENCLOSED LANAI & 165 SF OPEN LANAI. ENTER THROUGH THE FRONT DOOR FACING THE STREET INTO THE LIVING ROOM WITH LAMINATE FLOORS. ON THE SAME FLOOR ARE THE DINING ROOM, 1/2 BATH , KITCHEN & A HUGE 339 sf COVERED LANAI & 165 sf OPEN LANAI WITH MOUNTAIN VIEW !! STAIRS FROM THE COVERED LANAI LEAD DOWN INTO THE CARPORT & STORAGE CLOSET. STAIRS FROM THE LIVING LEAD TO THE THREE BEDROOMS & 1 BATH UPSTAIRS. LOW HOA FEES COVER INSURANCE, WATER & MAINTENANCE OF THE COMMON AREAS. PETS ALLOWED DOGS & CATS & ANY OTHER PETS BY BOARD APPROVAL. CLOSE TO SHOPS, RESTAURANTS, BEACHES, SCHOOLS, HANUAMA BAY & SEA LIFE PARK**ON SENTRILOCK. SHOW ANYTIME. OFFERS WILL BE PRESENTED AS RECEIVED ** **Region:** Hawaii Kai **Neighborhood:** Mariners Valley **Condition:** Above Average **Parking:** Assigned, Carport, Covered - 2, Street **Total Parking:** 2 **View:** Mountain **Frontage: Pool: Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** Kamiloiki, Niu Valley, Kaiser * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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