

**94-101 Poluhi Way Unit 21, Waipahu 96797 \*\* \$998,000**

|                                                                |                                                   |                                 |
|----------------------------------------------------------------|---------------------------------------------------|---------------------------------|
| Bed(s): <b>3</b>                                               | MLS#: <b>202310536, FS</b>                        | Year Built: <b>2000</b>         |
| Bath: <b>2/1</b>                                               | Status: <b>Expired</b>                            | Remodeled:                      |
| Living Sq. Ft.: <b>1,548</b>                                   | List Date & DOM: <b>05-09-2023 &amp; 367</b>      | Total Parking: <b>2</b>         |
| Land Sq. Ft.: <b>2,898</b>                                     | Condition: <b>Above Average</b>                   | <a href="#">Assessed Value</a>  |
| Lanai Sq. Ft.: <b>195</b>                                      | Frontage: <b>Other</b>                            | Building: <b>\$321,800</b>      |
| Sq. Ft. Other: <b>195</b>                                      | Tax/Year: <b>\$225/2022</b>                       | Land: <b>\$468,900</b>          |
| Total Sq. Ft. <b>1,938</b>                                     | Neighborhood: <b>Royal Kunia</b>                  | Total: <b>\$790,700</b>         |
| Maint./Assoc. <b>\$0 / \$150</b>                               | <a href="#">Flood Zone</a> : <b>Zone D - Tool</b> | Stories / CPR: <b>Two / Yes</b> |
| Parking: <b>2 Car</b>                                          | Frontage: <b>Other</b>                            |                                 |
| <a href="#">Zoning</a> : <b>11 - A-1 Low Density Apartment</b> | View: <b>None</b>                                 |                                 |

**Public Remarks:** Nice well kept, Owner occupant. Royal Kunia perimeter lot with no back neighbor. House has 18 PV panels, owned. Landscaped yard, stainless steel appliances, upgraded cabinets and quartz countertops, AC units. Flexible floor plan could add a 4th bedroom. Near Shopping Center, Restaurants, Banks, Hospital/Clinics and Freeway. To be sold in "AS IS" condition. Easy to show. Sale is subject to Seller findings replacement property. **Sale Conditions:** None **Schools:** [Kaleiopuu, Waipahu, Waipahu](#) \* [Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info](#)



| Address                              | Price                     | Bd & Bth | Living / Avg. | Land   Avg.   | Lanai | Occ. | FL | DOM |
|--------------------------------------|---------------------------|----------|---------------|---------------|-------|------|----|-----|
| <a href="#">94-101 Poluhi Way 21</a> | <a href="#">\$998,000</a> | 3 & 2/1  | 1,548   \$645 | 2,898   \$344 | 195   | 0%   | 0  | 367 |

| Address                              | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|--------------------------------------|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">94-101 Poluhi Way 21</a> | \$225   \$0   \$150 | \$468,900     | \$321,800         | \$790,700      | 126%  | 2000 & NA        |

[94-101 Poluhi Way 21](#) - MLS#: [202310536](#) - Nice well kept, Owner occupant. Royal Kunia perimeter lot with no back neighbor. House has 18 PV panels, owned. Landscaped yard, stainless steel appliances, upgraded cabinets and quartz countertops, AC units. Flexible floor plan could add a 4th bedroom. Near Shopping Center, Restaurants, Banks, Hospital/Clinics and Freeway. To be sold in "AS IS" condition. Easy to show. Sale is subject to Seller findings replacement property. **Region:** Waipahu **Neighborhood:** Royal Kunia **Condition:** Above Average **Parking:** 2 Car **Total Parking:** 2 **View:** none **Frontage:** Other **Pool:** None **Zoning:** 11 - A-1 Low Density Apartment **Sale Conditions:** None **Schools:** Kaleiopuu, Waipahu, Waipahu \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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