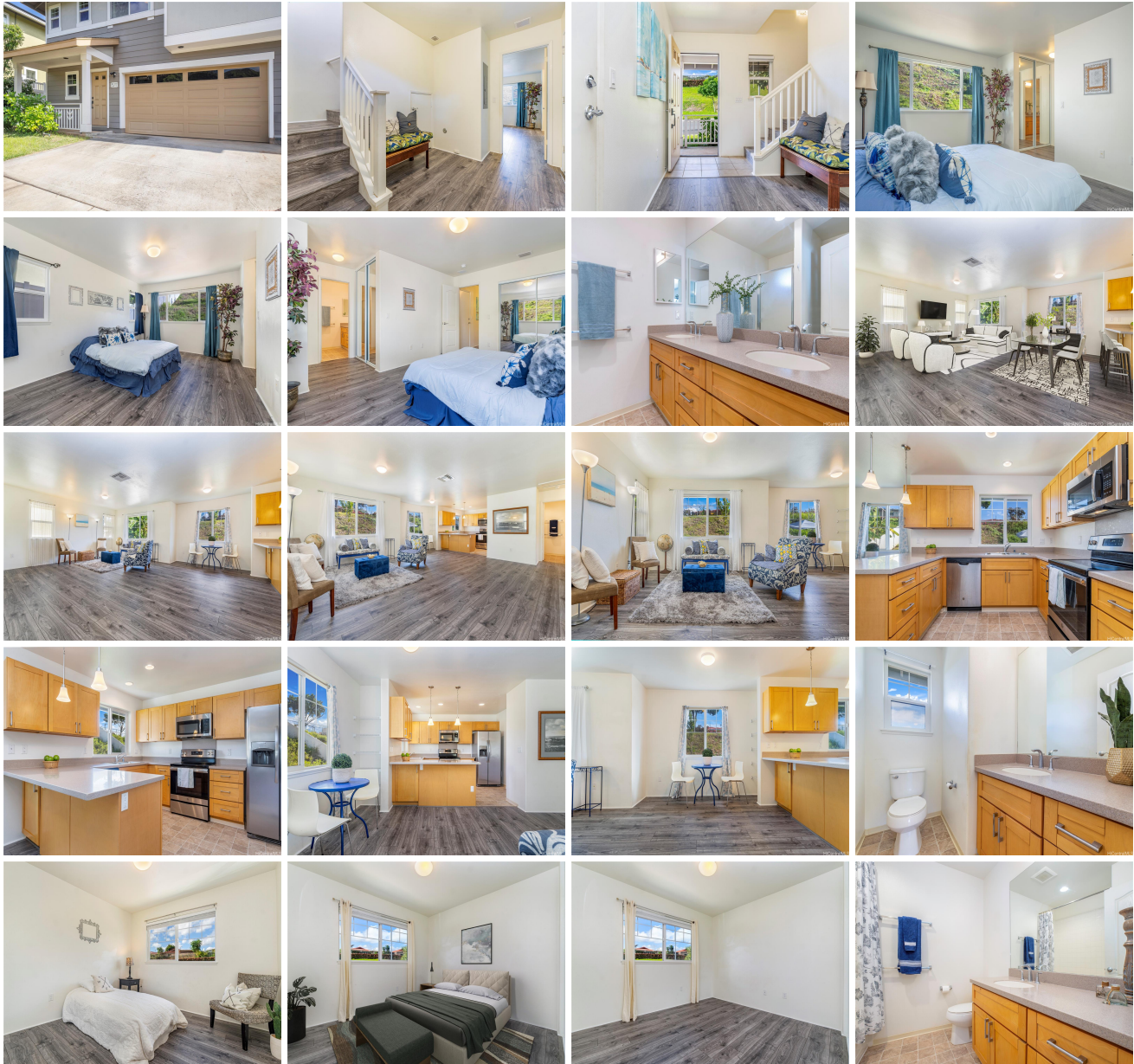


Puuwai Place 94-470 Paiwa Street Unit 12, Waipahu 96797 * Puuwai Place * \$860,000 *

Originally \$875,000

Beds: 3	MLS#: <u>202400260</u>, FS	Year Built: 2018
Bath: 2/1	Status: Active	Remodeled:
Living Sq. Ft.: 1,468	List Date & DOM: 01-19-2024 & 120	Total Parking: 2
Land Sq. Ft.: 4,333	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 60	Frontage:	Building: \$422,900
Sq. Ft. Other: 0	Tax/Year: \$223/2023	Land: \$443,500
Total Sq. Ft. 1,528	Neighborhood: Waipahu Estates	Total: \$866,400
Maint./Assoc. \$366 / \$0	Flood Zone : Zone D - <u>Tool</u>	Stories / CPR: Two / Yes
Parking: 3 Car+, Driveway, Garage	Frontage:	
Zoning : 05 - R-5 Residential District	View: None	

Public Remarks: Welcome to Pu'uwai Place. This attached 3-bedroom, 2-1/2 bath home has a thoughtful layout with the primary bedroom featuring an ensuite bathroom conveniently located on the first floor. A spacious living area and open floor plan that includes the kitchen and additional bedrooms are situated on the second floor, creating a warm and inviting atmosphere. The hillside behind the home is a blank canvas awaiting your gardening expertise. Started with a dwarf avocado tree and mango tree. Parking is a breeze with a two-car garage and space for 2 additional cars in the driveway, plus an extra stall—total 5 parking spaces. The proximity to Waikele Shopping Center ensures easy access to shopping, dining, and entertainment, while quick freeway access adds to the convenience of your daily commute. One or more photos have been enhanced. 2.75% VA Assumable loan available with buyer VA Eligibility Certificate. **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)





Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
94-470 Paiwa Street 12	\$860,000	3 & 2/1	1,468 \$586	4,333 \$198	60	0%	0	120

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
94-470 Paiwa Street 12	\$223 \$366 \$0	\$443,500	\$422,900	\$866,400	99%	2018 & NA

[94-470 Paiwa Street 12](#) - MLS#: [202400260](#) - Original price was \$875,000 - Welcome to Pu'uwai Place. This attached 3-bedroom, 2-1/2 bath home has a thoughtful layout with the primary bedroom featuring an ensuite bathroom conveniently located on the first floor. A spacious living area and open floor plan that includes the kitchen and additional bedrooms are situated on the second floor, creating a warm and inviting atmosphere. The hillside behind the home is a blank canvas awaiting your gardening expertise. Started with a dwarf avocado tree and mango tree. Parking is a breeze with a two-car garage and space for 2 additional cars in the driveway, plus an extra stall—total 5 parking spaces. The proximity to Waikēle Shopping Center ensures easy access to shopping, dining, and entertainment, while quick freeway access adds to the convenience of your daily commute. One or more photos have been enhanced. 2.75% VA Assumable loan available with buyer VA Eligibility Certificate. **Region:** Waipahu **Neighborhood:** Waipahu Estates **Condition:** Above Average **Parking:** 3 Car+, Driveway, Garage **Total Parking:** 2 **View:** None **Frontage:** **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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