

## **92-1315 Uahanai Street, Kapolei 96707 \* \* \$999,000**

|                                                               |                                                   |                                |
|---------------------------------------------------------------|---------------------------------------------------|--------------------------------|
| Beds: <b>3</b>                                                | MLS#: <b>202403194, FS</b>                        | Year Built: <b>1988</b>        |
| Bath: <b>2/0</b>                                              | Status: <b>Active Under Contract</b>              | Remodeled:                     |
| Living Sq. Ft.: <b>1,536</b>                                  | List Date & DOM: <b>04-17-2024 &amp; 11</b>       | Total Parking: <b>2</b>        |
| Land Sq. Ft.: <b>6,536</b>                                    | Condition: <b>Average</b>                         | <a href="#">Assessed Value</a> |
| Lanai Sq. Ft.: <b>320</b>                                     | Frontage:                                         | Building: <b>\$296,200</b>     |
| Sq. Ft. Other: <b>0</b>                                       | Tax/Year: <b>\$268/2024</b>                       | Land: <b>\$721,500</b>         |
| Total Sq. Ft. <b>1,856</b>                                    | Neighborhood: <b>Makakilo-palehua Hgts</b>        | Total: <b>\$1,017,700</b>      |
| Maint./Assoc. <b>\$0 / \$10</b>                               | <a href="#">Flood Zone</a> : <b>Zone D - Tool</b> | Stories / CPR: <b>Two / No</b> |
| Parking: <b>3 Car+, Driveway, Garage, Street</b>              | Frontage:                                         |                                |
| <a href="#">Zoning</a> : <b>05 - R-5 Residential District</b> | View: <b>City, Mountain, Ocean</b>                |                                |

**Public Remarks:** \*\*\*\*OPEN HOUSE: Sunday, April 28 2:00PM - 5:00PM\*\*\*\* Come and experience this peaceful neighborhood at the top of Upper Makakilo. This 3 bedroom and 2 bathroom split level home features a bright vaulted kitchen + living room space that opens to a large covered patio with a spacious yard beyond. Wake up to crisp blue OCEAN views or watch a fiery Hawaiian sunset from your upper bedroom/lanai. A primary bedroom/bathroom suite on the lower level gives you options for multi-general living. With 16 PV PANELS on net metering, this home is not only environmentally conscious but also cost-effective(seller's historical HECO bill has been less than ~\$30/mo!). Embrace the freedom of a very spacious yard with mature fruit trees including mango & dragonfruit and an upper terraced area to satisfy your green thumb. Situated on the corner of a small street, there are only 3 neighboring properties maximizing your privacy. Extra large driveway apron allows for added off street parking. The very small Palehua Community Association fee is just \$10/mo! Seize the opportunity to call this stunning property your own and live the lifestyle you've always imagined! **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 |
|----------------------------------------|------------------|----------|---------------|---------------|-------|------|----|-----|
| <a href="#">92-1315 Uahanai Street</a> | <b>\$999,000</b> | 3 & 2/0  | 1,536   \$650 | 6,536   \$153 | 320   | 0%   | 0  | 11  |

| Address                                | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|----------------------------------------|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">92-1315 Uahanai Street</a> | \$268   \$0   \$10  | \$721,500     | \$296,200         | \$1,017,700    | 98%   | 1988 & NA        |

[92-1315 Uahanai Street](#) - MLS#: [202403194](#) - \*\*\*\*OPEN HOUSE: Sunday, April 28 2:00PM - 5:00PM\*\*\*\* Come and experience this peaceful neighborhood at the top of Upper Makakilo. This 3 bedroom and 2 bathroom split level home features a bright vaulted kitchen + living room space that opens to a large covered patio with a spacious yard beyond. Wake up to crisp blue OCEAN views or watch a fiery Hawaiian sunset from your upper bedroom/lanai. A primary bedroom/bathroom suite on the lower level gives you options for multi-general living. With 16 PV PANELS on net metering, this home is not only environmentally conscious but also cost-effective(seller's historical HECO bill has been less than ~\$30/mo!). Embrace the freedom of a very spacious yard with mature fruit trees including mango & dragonfruit and an upper terraced area to satisfy your green thumb. Situated on the corner of a small street, there are only 3 neighboring properties maximizing your privacy. Extra large driveway apron allows for added off street parking. The very small Palehua Community Association fee is just \$10/mo! Seize the opportunity to call this stunning property your own and live the lifestyle you've always imagined! **Region:** Makakilo **Neighborhood:** Makakilo-palehua Hgts **Condition:** Average **Parking:** 3 Car+, Driveway, Garage, Street **Total Parking:** 2 **View:** City, Mountain, Ocean **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