

Kulana Knolls 2 94-536 Kupuohi Street Unit 22/101, Waipahu 96797 * Kulana Knolls 2 *

\$539,000 * Originally \$549,000

Beds: 2	MLS#: 202404040, FS	Year Built: 1994
Bath: 1/0	Status: Active Under Contract	Remodeled:
Living Sq. Ft.: 714	List Date & DOM: 02-21-2024 & 52	Total Parking: 2
Land Sq. Ft.: 267,197	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 100	Frontage:	Building: \$316,700
Sq. Ft. Other: 0	Tax/Year: \$150/2023	Land: \$198,600
Total Sq. Ft. 814	Neighborhood: Royal Kunia	Total: \$515,300
Maint./Assoc. \$419 / \$63	Flood Zone : Zone D - Tool	Stories / CPR: / No
Parking: Guest, Open - 2	Frontage:	
Zoning : 11 - A-1 Low Density Apartment	View: None	

Public Remarks: Welcome home to this ground floor 2 bedroom/1 bath townhome at Kulana Knolls in Royal Kunia. Newly painted interior and is ready to move-in. Unit has Washer/Dryer along with 2 open parking stalls. Grassy courtyard to add your own plants or to sit and enjoy the outdoors. Pet-friendly(verify pets) with lots of designated pet areas. Conveniently located with nearby shopping, grocery store and restaurants. Kulana Knolls is a gated townhome community & part of the Royal Kunia Community Association. Make an appointment with your Realtor to see before its gone. Note: one or more photos are enhanced. **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
94-536 Kupuohi Street 22/101	\$539,000	2 & 1/0	714 \$755	267,197 \$2	100	35%	1	52

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
94-536 Kupuohi Street 22/101	\$150 \$419 \$63	\$198,600	\$316,700	\$515,300	105%	1994 & NA

[94-536 Kupuohi Street 22/101](#) - MLS#: [202404040](#) - Original price was \$549,000 - Welcome home to this ground floor 2 bedroom/1 bath townhome at Kulana Knolls in Royal Kunia. Newly painted interior and is ready to move-in. Unit has Washer/Dryer along with 2 open parking stalls. Grassy courtyard to add your own plants or to sit and enjoy the outdoors. Pet-friendly(verify pets) with lots of designated pet areas. Conveniently located with nearby shopping, grocery store and restaurants. Kulana Knolls is a gated townhome community & part of the Royal Kunia Community Association. Make an appointment with your Realtor to see before its gone. Note: one or more photos are enhanced. **Region:** Waipahu **Neighborhood:** Royal Kunia **Condition:** Above Average **Parking:** Guest, Open - 2 **Total Parking:** 2 **View:** None **Frontage:** Pool: **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