# Villages at Waipio The 94-1453 Waipio Uka Street Unit M102, Waipahu 96797 * Villages at Waipio The * $595,000 * Originally $585,000

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|---|---|---|
| Beds: **2** | MLS#: **202406642, FS** | Year Built: **1987** |
| Bath: **1/2** | Status: **Active Under Contract** | Remodeled: **2024** |
| Living Sq. Ft.: **902** | List Date & DOM: **03-28-2024** & **25** | Total Parking: **1** |
| Land Sq. Ft.: **470,230** | Condition: **Above Average** | Assessed Value |
| Lanai Sq. Ft.: **76** | Frontage: | Building: **$352,400** |
| Sq. Ft. Other: **0** | Tax/Year: **$128/2024** | Land: **$205,300** |
| Total Sq. Ft. **978** | Neighborhood: **Waipio Gentry** | Total: **$557,700** |
| Maint./Assoc. **$712 / $15** | Flood Zone: **Zone D - Tool** | Stories / CPR: **Two / No** |
| Parking: **Guest, Open - 1, Street** | Frontage: | |
| Zoning: **11 - A-1 Low Density Apartment** | View: **Mountain, Ocean, Other, Sunrise** | |

**Public Remarks:** Your Second Chance, Back on Market! Welcome to this charming two-story townhome featuring 2 bedrooms, 1 full bath plus 2 half baths (there's a half bath on the 1st level, perfect for guests and your convenience) spread across 902 sq feet of living space. One of the standout features of this property is the expansive fenced-in yard, a rare find in townhome living. Imagine evenings spent relaxing in your own private oasis, hosting gatherings with friends and family, or simply enjoying the Hawaiian trade winds at dusk. With no neighbor above or below you and situated on a corner lot, privacy and serenity are yours to cherish. Convenience is at your fingertips with this home's prime location just moments away from the freeway, which makes commuting to work or doing errands a breeze, including trips to Costco. A variety of restaurants and shops are also nearby. When it's time to unwind, take advantage of the pool on the property. Whether you're looking to cool off on a hot day or simply enjoy a leisurely swim, the pool provides a refreshing escape without ever having to get in your car. Did I mention there's no carpet and the outdoor area is over 1,000 sq feet! **Sale Conditions:** None **Schools:** Kanoelani, Highlands, Pearl City * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

| Address | Price | Bd & Bth | Living / Avg. | Land | Avg. | Lanai | Occ. | FL | DOM |
|---|---|---|---|---|---|---|---|---|---|
| 94-1453 Waipio Uka Street M102 | **$595,000** | 2 & 1/2 | 902 | $660 | 470,230 | $1 | 76 | 63% | 1 | 25 |

| Address | Tax | Maint. | Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|---|---|---|---|---|---|---|
| 94-1453 Waipio Uka Street M102 | $128 | $712 | $15 | $205,300 | $352,400 | $557,700 | 107% | 1987 & 2024 |

94-1453 Waipio Uka Street M102 - MLS#: 202406642 - Original price was $585,000 - Your Second Chance, Back on Market! Welcome to this charming two-story townhome featuring 2 bedrooms, 1 full bath plus 2 half baths (there's a half bath on the 1st level, perfect for guests and your convenience) spread across 902 sq feet of living space. One of the standout features of this property is the expansive fenced-in yard, a rare find in townhome living. Imagine evenings spent relaxing in your own private oasis, hosting gatherings with friends and family, or simply enjoying the Hawaiian trade winds at dusk. With no neighbor above or below you and situated on a corner lot, privacy and serenity are yours to cherish. Convenience is at your fingertips with this home's prime location just moments away from the freeway, which makes commuting to work or doing errands a breeze, including trips to Costco. A variety of restaurants and shops are also nearby. When it's time to unwind, take advantage of the pool on the property. Whether you're looking to cool off on a hot day or simply enjoy a leisurely swim, the pool provides a refreshing escape without ever having to get in your car. Did I mention there's no carpet and the outdoor area is over 1,000 sq feet! **Region:** Waipahu **Neighborhood:** Waipio Gentry **Condition:** Above Average **Parking:** Guest, Open - 1, Street **Total Parking:** 1 **View:** Mountain, Ocean, Other, Sunrise **Frontage: Pool: Zoning:** 11 - A-1 Low Density Apartment **Sale Conditions:** None **Schools:** Kanoelani, Highlands, Pearl City * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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