

86306 Pokaiikena Way, Waianae 96792 * \$420,000 * Originally \$500,000

Sold Price: \$441,180	Sold Date: 08-31-2011	Sold Ratio: 105%
Beds: 4	MLS#: 1101394, FS	Year Built: 2009
Bath: 3/0	Status: Sold	Remodeled:
Living Sq. Ft.: 1,757	List Date & DOM: 02-03-2011 & 148	Total Parking: 0
Land Sq. Ft.: 5,250	Condition: Excellent	Assessed Value
Lanai Sq. Ft.: 0	Frontage:	Building: \$0
Sq. Ft. Other: 53	Tax/Year: \$125/2009	Land: \$154,900
Total Sq. Ft. 1,810	Neighborhood:	Total: \$154,900
Maint./Assoc. \$0 / \$0	Flood Zone : Zone D - Tool	Stories / CPR: Two / No
Parking: Garage	Frontage:	
Zoning : 05 - R-5 Residential District	View: Mountain	

Public Remarks: Lot #63:Awesome Floor Plan with great views. \$10,000 Builder Credit for upgrades, options or closing costs. Front Yard Landscaping Included, backyard top soil, Outstanding Features, ceiling fans included, perimeter fencing, dishwasher or washer/dryer, No Association Dues. Broker Courtesy 3%. Models open Tues-Sun 12 Noon to 5:00 PM **Sale Conditions: Schools:** [Leihoku](#), [Waianae](#), [Waianae](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
86306 Pokaiikena Way	\$420,000	4 & 3/0	1,757 \$239	5,250 \$80	148

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
86306 Pokaiikena Way	\$125 \$0 \$0	\$154,900	\$0	\$154,900	271%	2009 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
86306 Pokaiikena Way	\$441,180	08-31-2011	105%	88%	VA

[86306 Pokaiikena Way](#) - MLS#: [1101394](#) - Original price was \$500,000 - Lot #63:Awesome Floor Plan with great views. \$10,000 Builder Credit for upgrades, options or closing costs. Front Yard Landscaping Included, backyard top soil, Outstanding Features, ceiling fans included, perimeter fencing, dishwasher or washer/dryer, No Association Dues. Broker Courtesy 3%. Models open Tues-Sun 12 Noon to 5:00 PM **Region:** Leeward **Neighborhood:** **Condition:** Excellent **Parking:** Garage **Total Parking:** 0 **View:** Mountain **Frontage:** **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** **Schools:** [Leihoku](#), [Waianae](#), [Waianae](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market