86-309 Puuhulu Place, Waianae 96792 * $795,000 * Originally $875,000

Sold Price: $790,000	Sold Date: 02-08-2019	Sold Ratio: 99%
Beds: **5**	MLS#: **201824513, FS**	Year Built: **2018**
Bath: **3/1**	Status: **Sold**	Remodeled:
Living Sq. Ft.: **2,408**	List Date & DOM: **09-14-2018** & **70**	Total Parking: **4**
Land Sq. Ft.: **43,560**	Condition: **Excellent**	Assessed Value
Lanai Sq. Ft.: **70**	Frontage:	Building: **$375,000**
Sq. Ft. Other: **0**	Tax/Year: **$94/2018**	Land: **$323,000**
Total Sq. Ft. **2,478**	Neighborhood: **Lualualei**	Total: **$0**
Maint./Assoc. **$0 / $0**	Flood Zone: **Zone D - Tool**	Stories / CPR: **Two / No**
Parking: **3 Car+, Boat, Garage**	Frontage:	
Zoning: **56 - Country District**	View: **Mountain**	

Public Remarks: HUGE PRICE REDUCTION!! ABSOLUTELY GORGEOUS! BRAND NEW HOME BUILT IN 2018! 5/3.5 also includes a separate non-conforming studio on a large level one acre lot. Perfect for the gentleman farmer or just relax in the country in this quiet and serene location. Contemporary designed with new granite counter tops, stainless steel appliances and vinyl plank wood flooring! Upstairs includes a wet bar and can be separated for multi-family living! Possible income for a Solar farm! **Sale Conditions:** None **Schools:** Leihoku, Waianae, Waianae * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
86-309 Puuhulu Place	**$795,000**	5 & 3/1	2,408 | $330	43,560 | $18	70

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
86-309 Puuhulu Place	$94 | $0 | $0	$323,000	$375,000	$0	inf%	2018 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
86-309 Puuhulu Place	$790,000	02-08-2019	99%	90%	VA

86-309 Puuhulu Place - MLS#: 201824513 - Original price was $875,000 - HUGE PRICE REDUCTION!! ABSOLUTELY GORGEOUS! BRAND NEW HOME BUILT IN 2018! 5/3.5 also includes a separate non-conforming studio on a large level one acre lot. Perfect for the gentleman farmer or just relax in the country in this quiet and serene location. Contemporary designed with new granite counter tops, stainless steel appliances and vinyl plank wood flooring! Upstairs includes a wet bar and can be separated for multi-family living! Possible income for a Solar farm! **Region:** Leeward **Neighborhood:** Lualualei **Condition:** Excellent **Parking:** 3 Car+, Boat, Garage **Total Parking:** 4 **View:** Mountain **Frontage:** **Pool:** None **Zoning:** 56 - Country District **Sale Conditions:** None **Schools:** Leihoku, Waianae, Waianae * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market