

Watercolors at Makakilo 92-831 Makakilo Drive Unit 24, Kapolei 96707 * \$705,000 ***Originally \$735,000**

Sold Price: \$702,000	Sold Date: 06-27-2019	Sold Ratio: 100%
Beds: 4	MLS#: 201905490, FS	Year Built: 2002
Bath: 2/1	Status: Sold	Remodeled: 2018
Living Sq. Ft.: 1,493	List Date & DOM: 03-01-2019 & 82	Total Parking: 2
Land Sq. Ft.: 5,188	Condition: Excellent	Assessed Value
Lanai Sq. Ft.: 24	Frontage: Conservation, Preservation	Building: \$260,400
Sq. Ft. Other: 0	Tax/Year: \$191/2018	Land: \$397,500
Total Sq. Ft. 1,517	Neighborhood: Makakilo-upper	Total: \$657,900
Maint./Assoc. \$445 / \$10	Flood Zone : Zone D - Tool	Stories / CPR: Two / Yes
Parking: 2 Car, Driveway, Garage, Street	Frontage: Conservation, Preservation	View: City, Coastline, Mountain, Ocean, Sunrise
Zoning : 12 - A-2 Medium Density Apartme		

Public Remarks: NEW PRICE REDUCTION! AWESOME UNOBSTRUCTED FULL OCEAN VIEWS! SELLERS ARE MOTIVATED! RELAX AND ENJOY THE SUNSET & OCEAN VIEW on the Spanish Style Patio, and the running water Fish Pond. MOVE-IN READY condition. Master Beds w/ocean view, Open Kitchen w Stainless Steel Appliances, Living Rm new Flooring, good condition Tiles flooring in all bathrooms, kitchen & lanai. 4th bedroom is converted to a Den/Office- Central air installed \$22K, Landscaping \$18K, \$7K Pond water running. Seller credit \$1000 to Buyer for new Washer&Dryer. Plenty of Guests Parking. Close to H-1 fwy, Ko'Olina Beach/Resort, Kapolei Town. **Sale Conditions:** None **Schools:** [Makakilo](#), [Kapolei](#), [Kapolei](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
92-831 Makakilo Drive 24	\$705,000	4 & 2/1	1,493 \$472	5,188 \$136	82

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
92-831 Makakilo Drive 24	\$191 \$445 \$10	\$397,500	\$260,400	\$657,900	107%	2002 & 2018

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
92-831 Makakilo Drive 24	\$702,000	06-27-2019	100%	96%	VA

[92-831 Makakilo Drive 24](#) - MLS#: [201905490](#) - Original price was \$735,000 - NEW PRICE REDUCTION! AWESOME UNOBSTRUCTED FULL OCEAN VIEWS! SELLERS ARE MOTIVATED! RELAX AND ENJOY THE SUNSET & OCEAN VIEW on the Spanish Style Patio, and the running water Fish Pond. MOVE-IN READY condition. Master Beds w/ocean view, Open Kitchen w Stainless Steel Appliances, Living Rm new Flooring, good condition Tiles flooring in all bathrooms, kitchen & lanai. 4th bedroom is converted to a Den/Office- Central air installed \$22K, Landscaping \$18K, \$7K Pond water running. Seller credit \$1000 to Buyer for new Washer&Dryer. Plenty of Guests Parking. Close to H-1 fwy, Ko'Olina Beach/Resort, Kapolei Town. **Region:** Makakilo **Neighborhood:** Makakilo-upper **Condition:** Excellent **Parking:** 2 Car, Driveway, Garage, Street **Total Parking:** 2 **View:** City, Coastline, Mountain, Ocean, Sunrise **Frontage:** Conservation, Preservation **Pool:** None **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** [Makakilo](#), [Kapolei](#), [Kapolei](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market