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**	
Zoning: **12 - A-2 Medium Density Apartme**	View: **City, Coastline, Mountain, Ocean, Sunrise**	

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