Watercolors at Makakilo 92-831 Makakilo Drive Unit 27, Kapolei 96707 * $628,000

Sold Price: $620,000	Sold Date: 03-03-2020	Sold Ratio: 99%
Beds: **3**	MLS#: **201932602, FS**	Year Built: **2002**
Bath: **2/1**	Status: **Sold**	Remodeled:
Living Sq. Ft.: **1,120**	List Date & DOM: **11-15-2019** & **73**	Total Parking: **2**
Land Sq. Ft.: **4,380**	Condition: **Above Average**	Assessed Value
Lanai Sq. Ft.: **36**	Frontage:	Building: **$228,000**
Sq. Ft. Other: **45**	Tax/Year: **$175/2019**	Land: **$375,300**
Total Sq. Ft. **1,201**	Neighborhood: **Makakilo-upper**	Total: **$603,300**
Maint./Assoc. **$445 / $11**	Flood Zone: **Zone D - Tool**	Stories / CPR: **Two / Yes**
Parking: **2 Car, Garage**	Frontage:	
Zoning: **12 - A-2 Medium Density Apartme**	View: **City, Diamond Head, Mountain, Ocean, Sunrise**	

Public Remarks: Seller's closing cost credit to Buyer $5000. Charming and beautiful move-in ready in the hills of breezy Makakilo. Enjoy the Diamond Head, city, ocean and garden views! This home boasts open ceilings making the home feel grand in stature. Master bedroom and ensuite located downstairs and guest parking next to property. Tiles patio and professionally maintained yard allow for pleasurable outdoor living space. Walking distance to public transportation and short distance to University of Hawaii - West Oahu, schools, shopping center, restaurants, schools and second city Kapolei. **Sale Conditions:** None, Subject To Replacement Property **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 27	$628,000	3 & 2/1	1,120 | $561	4,380 | $143	73

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
92-831 Makakilo Drive 27	$175 | $445 | $11	$375,300	$228,000	$603,300	104%	2002 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
92-831 Makakilo Drive 27	$620,000	03-03-2020	99%	99%	Cash

92-831 Makakilo Drive 27 - MLS#: 201932602 - Seller's closing cost credit to Buyer $5000. Charming and beautiful move-in ready in the hills of breezy Makakilo. Enjoy the Diamond Head, city, ocean and garden views! This home boasts open ceilings making the home feel grand in stature. Master bedroom and ensuite located downstairs and guest parking next to property. Tiles patio and professionally maintained yard allow for pleasurable outdoor living space. Walking distance to public transportation and short distance to University of Hawaii - West Oahu, schools, shopping center, restaurants, schools and second city Kapolei. **Region:** Makakilo **Neighborhood:** Makakilo-upper **Condition:** Above Average **Parking:** 2 Car, Garage **Total Parking:** 2 **View:** City, Diamond Head, Mountain, Ocean, Sunrise **Frontage: Pool:** None **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None, Subject To Replacement Property **Schools:** Makakilo, Kapolei, Kapolei * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market