

85-869 Piliuka Place, Waianae 96792 * \$587,000 * Originally \$599,000

Sold Price: \$592,000 Sold Date: 09-04-2020 Sold Ratio: 101%
 Beds: **8** MLS#: **202001217, FS** Year Built: **1965**
 Bath: **3/0** Status: **Sold** Remodeled: **2019**
 Living Sq. Ft.: **2,648** List Date & DOM: **01-17-2020 & 114** Total Parking: **4**
 Land Sq. Ft.: **6,655** Condition: **Above Average, Average** [Assessed Value](#)
 Lanai Sq. Ft.: **50** Frontage: Building: **\$193,200**
 Sq. Ft. Other: **192** Tax/Year: **\$127/2020** Land: **\$243,600**
 Total Sq. Ft. **2,890** Neighborhood: **Waianae** Total: **\$436,800**
 Maint./Assoc. **\$0 / \$0** [Flood Zone](#): **Zone D - Tool** Stories / CPR: **Two / No**
 Parking: **3 Car+, Carport, Driveway, Street** Frontage:
[Zoning](#): **56 - Country District** View: **Mountain**

Public Remarks: Offer fell through. Need new buyer asap. THREE units, THREE separate entrances, great for THREE generations or THREE incomes (3/1, 3/1, 2/1). In beautiful Waianae Valley, with awesome mountain range views. Newly remodeled: quartz counters, refurbished baths and kitchens. Relaxing deck, two spacious lanais. Two 3-bdrm units vacant (previously rented for \$2000 and \$1850), 2-bdrm unit vacant, (previously rented for \$1500). Crunch your numbers and you'll test positive for CASH FLOW! Bring your pre-approved investors or multi-generational owners. OPEN SUN 7/12, 1-4PM. **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

| Address | Price | Bd & Bth | Living / Avg. | Land Avg. | DOM |
|--------------------------------------|------------------|----------|---------------|--------------|-----|
| 85-869 Piliuka Place | \$587,000 | 8 & 3/0 | 2,648 \$222 | 6,655 \$88 | 114 |

| Address | Tax Maint. Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|--------------------------------------|---------------------|---------------|-------------------|----------------|-------|------------------|
| 85-869 Piliuka Place | \$127 \$0 \$0 | \$243,600 | \$193,200 | \$436,800 | 134% | 1965 & 2019 |

| Address | Sold Price | Sold Date | Sold Ratio | Original Ratio | Sold Terms |
|--------------------------------------|------------|------------|------------|----------------|--------------------|
| 85-869 Piliuka Place | \$592,000 | 09-04-2020 | 101% | 99% | Conventional 15000 |

[85-869 Piliuka Place](#) - MLS#: [202001217](#) - Original price was \$599,000 - Offer fell through. Need new buyer asap. THREE units, THREE separate entrances, great for THREE generations or THREE incomes (3/1, 3/1, 2/1). In beautiful Waianae Valley, with awesome mountain range views. Newly remodeled: quartz counters, refurbished baths and kitchens. Relaxing deck, two spacious lanais. Two 3-bdrm units vacant (previously rented for \$2000 and \$1850), 2-bdrm unit vacant, (previously rented for \$1500). Crunch your numbers and you'll test positive for CASH FLOW! Bring your pre-approved investors or multi-generational owners. OPEN SUN 7/12, 1-4PM. **Region:** Leeward **Neighborhood:** Waianae **Condition:** Above Average, Average **Parking:** 3 Car+, Carport, Driveway, Street **Total Parking:** 4 **View:** Mountain **Frontage:** **Pool:** None **Zoning:** 56 - Country District **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market