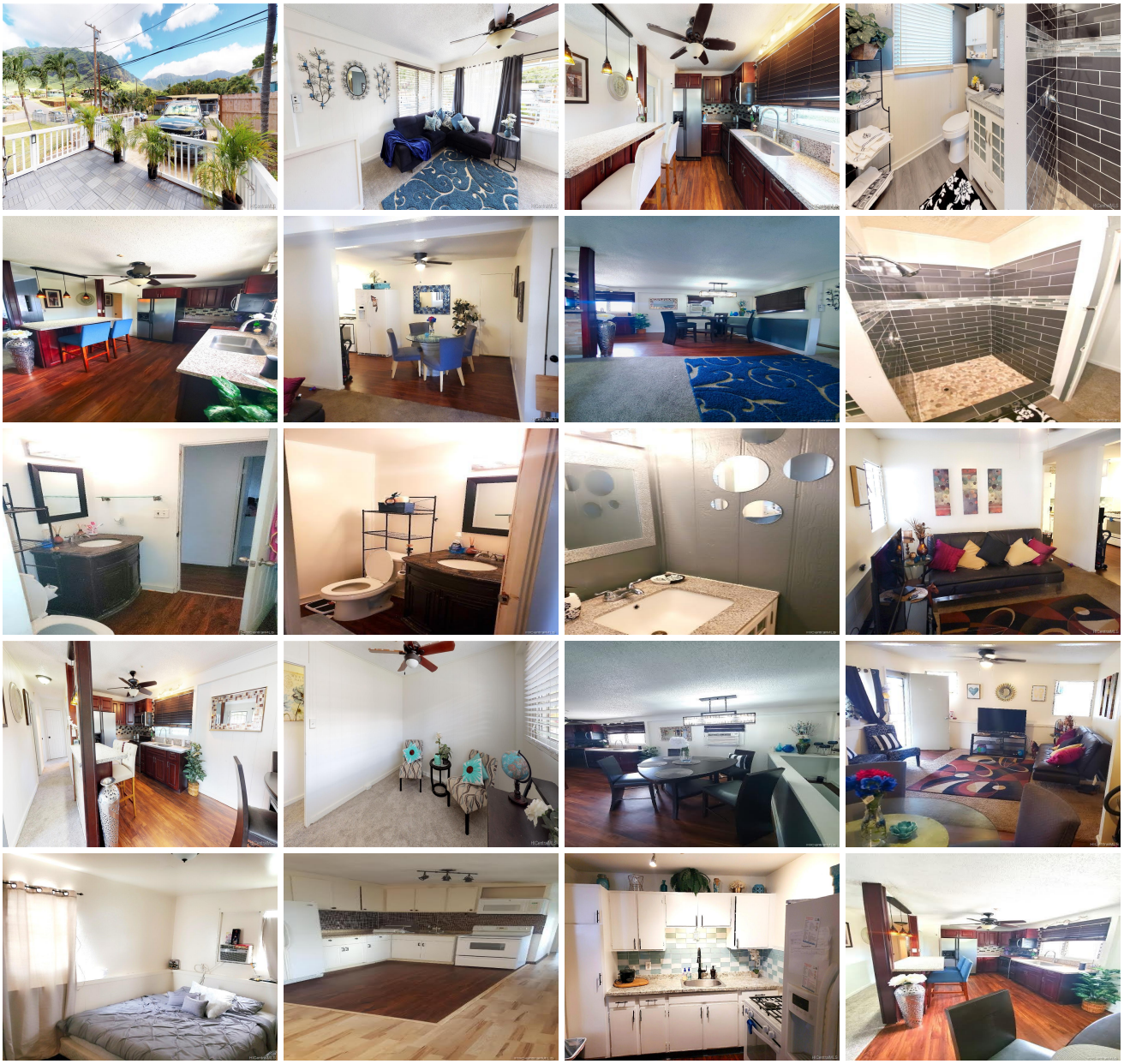
85-869 Piliuka Place, Waianae 96792 * $587,000 * Originally $599,000

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