54-227 Kaipapau Loop, Hauula 96717 * $715,000

Sold Price:	$685,000	Sold Date:	04-03-2020	Sold Ratio:	96%
Beds:	**4**	MLS#:	**202002320, FS**	Year Built:	**1950**
Bath:	**2/0**	Status:	**Sold**	Remodeled:	
Living Sq. Ft.:	**864**	List Date & DOM:	**02-02-2020** & **18**	Total Parking:	**5**
Land Sq. Ft.:	**6,000**	Condition:	**Above Average, Excellent**	Assessed Value	
Lanai Sq. Ft.:	**0**	Frontage:	**Other**	Building:	**$97,900**
Sq. Ft. Other:	**360**	Tax/Year:	**$126/2020**	Land:	**$433,500**
Total Sq. Ft.	**1,224**	Neighborhood:	**Hauula**	Total:	**$531,400**
Maint./Assoc.	**$0 / $0**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**One / No**
Parking:	**3 Car+, Boat, Driveway, Street**	Frontage:	**Other**		
Zoning:	**05 - R-5 Residential District**	View:	**Mountain**		

Public Remarks: The essence of a charming kama'aina home with deeded beach access and many desirable features! Upon arrival you are greeted with pride of ownership. A warm & inviting fenced & tropical landscaped yard with gated entry adorns a 3/1 double wall construction home. Upgraded kitchen & bath, bamboo & tile floors, A/C, PV, fresh paint, blinds, and other attractive touches throughout. Step into the backyard, and embrace a secluded area for entertaining, potential for add'l living spaces (one being a "tiny house"/ ADU), a newly built & permitted workshop/recreational room with lrg cov'd lanai and lovely gardens; all a fantastic backdrop for enjoying our Hawaii lifestyle. Close proximity to BYU, Asia Pacific Int'l School, dining, groceries, bus line, churches & beaches. Ample vehicle + boat prkg. **Sale Conditions:** None **Schools:** Hauula, Kahuku, Kahuku * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
54-227 Kaipapau Loop	$715,000	4 & 2/0	864 | $828	6,000 | $119	18

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
54-227 Kaipapau Loop	$126 | $0 | $0	$433,500	$97,900	$531,400	135%	1950 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
54-227 Kaipapau Loop	$685,000	04-03-2020	96%	96%	Conventional

54-227 Kaipapau Loop - MLS#: 202002320 - The essence of a charming kama'aina home with deeded beach access and many desirable features! Upon arrival you are greeted with pride of ownership. A warm & inviting fenced & tropical landscaped yard with gated entry adorns a 3/1 double wall construction home. Upgraded kitchen & bath, bamboo & tile floors, A/C, PV, fresh paint, blinds, and other attractive touches throughout. Step into the backyard, and embrace a secluded area for entertaining, potential for add'l living spaces (one being a "tiny house"/ ADU), a newly built & permitted workshop/recreational room with lrg cov'd lanai and lovely gardens; all a fantastic backdrop for enjoying our Hawaii lifestyle. Close proximity to BYU, Asia Pacific Int'l School, dining, groceries, bus line, churches & beaches. Ample vehicle + boat prkg. **Region:** Kaneohe **Neighborhood:** Hauula **Condition:** Above Average, Excellent **Parking:** 3 Car+, Boat, Driveway, Street **Total Parking:** 5 **View:** Mountain **Frontage:** Other **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** Hauula, Kahuku, Kahuku * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market