

Watercolors at Makakilo 92-831 Makakilo Drive Unit 47, Kapolei 96707 * \$639,000 ***Originally \$649,000**

Sold Price: \$630,000	Sold Date: 12-03-2020	Sold Ratio: 99%
Beds: 3	MLS#: 202014002, FS	Year Built: 2003
Bath: 2/1	Status: Sold	Remodeled:
Living Sq. Ft.: 1,349	List Date & DOM: 06-12-2020 & 67	Total Parking: 3
Land Sq. Ft.: 4,797	Condition: Average	Assessed Value
Lanai Sq. Ft.: 0	Frontage:	Building: \$237,200
Sq. Ft. Other: 42	Tax/Year: \$190/2020	Land: \$413,300
Total Sq. Ft. 1,391	Neighborhood: Makakilo-upper	Total: \$650,500
Maint./Assoc. \$502 / \$12	Flood Zone : Zone D - Tool	Stories / CPR: Two / Yes
Parking: 2 Car, Driveway, Garage	Frontage:	
Zoning : 12 - A-2 Medium Density Apartme	View: City, Mountain	

Public Remarks: Cool, Breezy corner unit in Watercolors that needs a little TLC. Could use interior paint and new flooring. Bamboo laminate floors downstairs and carpet upstairs. Large master suite with walk in closet. Tax office records note 4 bedrooms which is the developer's original plan. Split A/Cs, 80 gallon solar water heater, insulated walls. 2 car garage and room for 1 car on the driveway. 1 guest stall nearby across the main driveway (units1-4). Enclosed backyard. USDA and VA Ok, buy with 0 down. Maintenance fee includes front lawn maintenance, sewer & water. **Sale Conditions:** Short Sale

Schools: , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
92-831 Makakilo Drive 47	\$639,000	3 & 2/1	1,349 \$474	4,797 \$133	67

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
92-831 Makakilo Drive 47	\$190 \$502 \$12	\$413,300	\$237,200	\$650,500	98%	2003 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
92-831 Makakilo Drive 47	\$630,000	12-03-2020	99%	97%	Conventional

[92-831 Makakilo Drive 47](#) - MLS#: [202014002](#) - Original price was \$649,000 - Cool, Breezy corner unit in Watercolors that needs a little TLC. Could use interior paint and new flooring. Bamboo laminate floors downstairs and carpet upstairs. Large master suite with walk in closet. Tax office records note 4 bedrooms which is the developer's original plan. Split A/Cs, 80 gallon solar water heater, insulated walls. 2 car garage and room for 1 car on the driveway. 1 guest stall nearby across the main driveway (units1-4). Enclosed backyard. USDA and VA Ok, buy with 0 down. Maintenance fee includes front lawn maintenance, sewer & water. **Region:** Makakilo **Neighborhood:** Makakilo-upper **Condition:** Average **Parking:** 2 Car, Driveway, Garage **Total Parking:** 3 **View:** City, Mountain **Frontage:** **Pool:** None **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** Short Sale **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market