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

Sold Price: \$630,000 Beds: **3** Bath: **2/1** Living Sq. Ft.: **1,349** Land Sq. Ft.: **4,797** Lanai Sq. Ft.: **0** Sq. Ft. Other: **42** Total Sq. Ft. **1,391** Maint./Assoc. **\$502 / \$12**

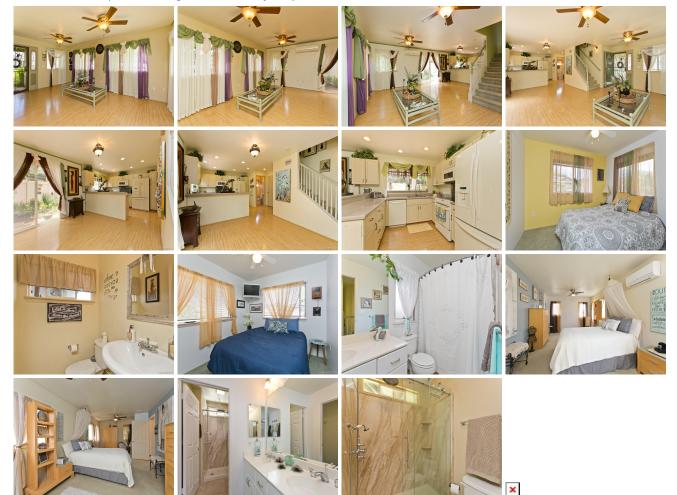
Sold Date: 12-03-2020 MLS#: 202014002, FS Status: Sold List Date & DOM: 06-12-2020 & 67 Condition: Average Frontage: Tax/Year: \$190/2020 Neighborhood: Makakilo-upper Flood Zone: Zone D - Tool Sold Ratio: 99% Year Built: 2003 Remodeled: Total Parking: 3 Assessed Value Building: \$237,200 Land: \$413,300 Total: \$650,500 Stories / CPR: Two / Yes

Parking: 2 Car, Driveway, Garage Zoning: 12 - A-2 Medium Density Apartme

View: City, Mountain

Frontage:

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:** , , * <u>Request Showing</u>, <u>Photos</u>, <u>History</u>, <u>Maps</u>, <u>Deed</u>, <u>Watch List</u>, <u>Tax Info</u>



Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
92-831 Makakilo Drive 47	<u>\$639,000</u>	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

<u>92-831 Makakilo Drive 47</u> - MLS#: <u>202014002</u> - 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:** , , * <u>Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info</u>

DOM = Days on Market