

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

**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
<a href="#">92-831 Makakilo Drive 47</a>	<b>\$639,000</b>	3 & 2/1	1,349   \$474	4,797   \$133	67

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

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
<a href="#">92-831 Makakilo Drive 47</a>	\$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