

## **85-740 Kanapua Place, Waianae 96792 \* \$520,000**

Sold Price: \$482,000	Sold Date: 11-10-2020	Sold Ratio: 93%
Beds: <b>4</b>	MLS#: <b><u>202014323</u></b> , FS	Year Built: <b>1961</b>
Bath: <b>2/0</b>	Status: <b>Sold</b>	Remodeled:
Living Sq. Ft.: <b>1,488</b>	List Date & DOM: <b>06-22-2020 &amp; 3</b>	Total Parking: <b>3</b>
Land Sq. Ft.: <b>6,838</b>	Condition: <b>Average</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>392</b>	Frontage: <b>Stream/Canal</b>	Building: <b>\$152,800</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$81/2019</b>	Land: <b>\$245,700</b>
Total Sq. Ft. <b>1,880</b>	Neighborhood: <b>Waianae</b>	Total: <b>\$398,500</b>
Maint./Assoc. <b>\$0 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone X - Tool</b>	Stories / CPR: <b>Two / No</b>
Parking: <b>3 Car+, Carport, Driveway</b>	Frontage: <b>Stream/Canal</b>	
<a href="#">Zoning</a> : <b>05 - R-5 Residential District</b>	View: <b>Marina/Canal, Mountain</b>	

**Public Remarks:** Well maintained, owner occupied, 4 bedroom 2 bath home on a nearly 7,000 sqft lot, conveniently located in Waianae town restaurants, shops, beaches, and schools. This move-in ready, cozy and spacious property features an enclosed wash room, solar thermal water heater, large covered patio with wet bar and bbq pit, fruit trees, and backyard aviary. Upstairs bedroom has an additional secure entrance. Terrific value for both homebuyers and investors. The motivated seller is pricing to sell and will entertain any reasonable offer. Must see to appreciate. **Sale Conditions:** None **Schools:** [Waianae](#), [Waianae](#), [Waianae](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)





Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	DOM
<a href="#">85-740 Kanapua Place</a>	<a href="#">\$520,000</a>	4 & 2/0	1,488   \$349	6,838   \$76	3

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">85-740 Kanapua Place</a>	\$81   \$0   \$0	\$245,700	\$152,800	\$398,500	130%	1961 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
<a href="#">85-740 Kanapua Place</a>	\$482,000	11-10-2020	93%	93%	Conventional

[85-740 Kanapua Place](#) - MLS#: [202014323](#) - Well maintained, owner occupied, 4 bedroom 2 bath home on a nearly 7,000 sqft lot, conveniently located in Waianae town restaurants, shops, beaches, and schools. This move-in ready, cozy and spacious property features an enclosed wash room, solar thermal water heater, large covered patio with wet bar and bbq pit, fruit trees, and backyard aviary. Upstairs bedroom has an additional secure entrance. Terrific value for both homebuyers and investors. The motivated seller is pricing to sell and will entertain any reasonable offer. Must see to appreciate. **Region:** Leeward **Neighborhood:** Waianae **Condition:** Average **Parking:** 3 Car+, Carport, Driveway **Total Parking:** 3 **View:** Marina/Canal, Mountain **Frontage:** Stream/Canal **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** [Waianae](#), [Waianae](#), [Waianae](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market