86-901 Moekahi Street, Waianae 96792 * $539,000 * Originally $545,000

Sold Price: $528,200	Sold Date: 12-01-2020	Sold Ratio: 98%
Beds: **4**	MLS#: **202021417, FS**	Year Built: **1970**
Bath: **2/0**	Status: **Sold**	Remodeled: **2020**
Living Sq. Ft.: **1,296**	List Date & DOM: **08-27-2020** & **24**	Total Parking: **2**
Land Sq. Ft.: **5,200**	Condition: **Above Average, Average**	Assessed Value
Lanai Sq. Ft.: **0**	Frontage:	Building: **$129,500**
Sq. Ft. Other: **0**	Tax/Year: **$103/2020**	Land: **$323,200**
Total Sq. Ft. **1,296**	Neighborhood: **Lualualei**	Total: **$352,700**
Maint./Assoc. **$0 / $0**	Flood Zone: **Zone D - Tool**	Stories / CPR: **One / No**
Parking: **2 Car**	Frontage:	
Zoning: **05 - R-5 Residential District**	View: **None**	

Public Remarks: Motivated Seller! Price reduced! Seller will cover Buyer's closing cost up to $8,000 (only available for full-price offer). This ready-to-move-in 4 bed/2 bath single family home is located in beach town Lualualei, a younger subdivision of Waianae. Leased PV panels from SunPower with a monthly cost of $91.54. PV lease is transferable to new owner. New renovation includes: new paint, new bedroom doors, new double-pane windows and new carpet! This cozy home is great for growing families, investors! It is only 0.7 mi to Pokai Bay Beach Park and a short distance to supermarkets and school... approx 13 mi to Kapolei Costco, Target, Walmart, and lots more shopping & dining. **Sale Conditions:** None **Schools:** Leihoku, Waianae, Waianae * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
86-901 Moekahi Street	**$539,000**	4 & 2/0	1,296 | $416	5,200 | $104	24

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
86-901 Moekahi Street	$103 | $0 | $0	$323,200	$129,500	$352,700	153%	1970 & 2020

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
86-901 Moekahi Street	$528,200	12-01-2020	98%	97%	USDA Financing

86-901 Moekahi Street - MLS#: 202021417 - Original price was $545,000 - Motivated Seller! Price reduced! Seller will cover Buyer's closing cost up to $8,000 (only available for full-price offer). This ready-to-move-in 4 bed/2 bath single family home is located in beach town Lualualei, a younger subdivision of Waianae. Leased PV panels from SunPower with a monthly cost of $91.54. PV lease is transferable to new owner. New renovation includes: new paint, new bedroom doors, new double-pane windows and new carpet! This cozy home is great for growing families, investors! It is only 0.7 mi to Pokai Bay Beach Park and a short distance to supermarkets and school... approx 13 mi to Kapolei Costco, Target, Walmart, and lots more shopping & dining. **Region:** Leeward **Neighborhood:** Lualualei **Condition:** Above Average, Average **Parking:** 2 Car **Total Parking:** 2 **View:** None **Frontage: Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** Leihoku, Waianae, Waianae * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market