

Expressions III at R K II 94-204 Pouhana Loop Unit 28, Waipahu 96797 * \$739,000

Sold Price: \$760,000	Sold Date: 10-16-2020	Sold Ratio: 103%
Beds: 3	MLS#: 202021514, FS	Year Built: 2002
Bath: 2/1	Status: Sold	Remodeled: 2017
Living Sq. Ft.: 1,347	List Date & DOM: 08-31-2020 & 8	Total Parking: 4
Land Sq. Ft.: 3,722	Condition: Excellent	Assessed Value
Lanai Sq. Ft.: 56	Frontage:	Building: \$270,800
Sq. Ft. Other: 0	Tax/Year: \$204/2020	Land: \$426,700
Total Sq. Ft. 1,403	Neighborhood: Royal Kunia	Total: \$697,500
Maint./Assoc. \$140 / \$0	Flood Zone : Zone D - Tool	Stories / CPR: Two / Yes
Parking: 3 Car+, Driveway, Garage, Street	Frontage:	
Zoning : 11 - A-1 Low Density Apartment	View: Garden	

Public Remarks: Fully remodeled, immaculate, tropical hideaway in Royal Kunia. This inviting 3 bedroom 2.5 bath home features an open concept living area with soaring ceilings, updated kitchen and baths, split A/C in every room, owned 17-panel PV system, and steel construction. The large, peaceful yard is beautifully landscaped with ceiling wax palms and avocado, orange, tangerine, and puakenikeni trees. The spotless 2 car garage boasts an epoxy floor and dedicated laundry area. Conveniently located in a quiet, safe neighborhood just minutes away from shops, restaurants, schools, and parks, you enjoy easy freeway access and a short drive to North Shore beaches. **Sale Conditions:** None **Schools:** [Kaleiopuu](#), [Waipahu](#), [Waipahu](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
94-204 Pouhana Loop 28	\$739,000	3 & 2/1	1,347 \$549	3,722 \$199	8

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
94-204 Pouhana Loop 28	\$204 \$140 \$0	\$426,700	\$270,800	\$697,500	106%	2002 & 2017

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
94-204 Pouhana Loop 28	\$760,000	10-16-2020	103%	103%	Conventional

[94-204 Pouhana Loop 28](#) - MLS#: [202021514](#) - Fully remodeled, immaculate, tropical hideaway in Royal Kunia. This inviting 3 bedroom 2.5 bath home features an open concept living area with soaring ceilings, updated kitchen and baths, split A/C in every room, owned 17-panel PV system, and steel construction. The large, peaceful yard is beautifully landscaped with ceiling wax palms and avocado, orange, tangerine, and puakenikeni trees. The spotless 2 car garage boasts an epoxy floor and dedicated laundry area. Conveniently located in a quiet, safe neighborhood just minutes away from shops, restaurants, schools, and parks, you enjoy easy freeway access and a short drive to North Shore beaches. **Region:** Waipahu **Neighborhood:** Royal Kunia **Condition:** Excellent **Parking:** 3 Car+, Driveway, Garage, Street **Total Parking:** 4 **View:** Garden **Frontage:** Pool: None **Zoning:** 11 - A-1 Low Density Apartment **Sale Conditions:** None **Schools:** [Kaleiopuu](#), [Waipahu](#), [Waipahu](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market