

94-462 Kipou Street, Waipahu 96797 * \$899,900 * Originally \$949,900

Sold Price: \$875,000	Sold Date: 03-15-2021	Sold Ratio: 97%
Beds: 11	MLS#: 202021600, FS	Year Built: 1970
Bath: 4/0	Status: Sold	Remodeled: 1996
Living Sq. Ft.: 3,792	List Date & DOM: 08-28-2020 & 138	Total Parking: 2
Land Sq. Ft.: 9,283	Condition: Fair, Needs Major Repair	Assessed Value
Lanai Sq. Ft.: 0	Frontage:	Building: \$490,100
Sq. Ft. Other: 0	Tax/Year: \$290/2020	Land: \$505,400
Total Sq. Ft. 3,792	Neighborhood: Harbor View	Total: \$995,500
Maint./Assoc. \$0 / \$0	Flood Zone : Zone D - Tool	Stories / CPR: Two / No
Parking: 2 Car, Carport, Driveway, Street	Frontage:	
Zoning : 05 - R-5 Residential District	View: None	

Public Remarks: Here's a great opportunity to restore a large home in Waipahu's Harbor Ridge with multiple dwellings/entrances. Two legal dwellings on tax records. Mango tree in the back yard and lots of space for gardening with some vision. Possible cash cow or great multi-family living once restored. Buyer to do their own due diligence. In need of repairs and looking for a cash buyer. **Sale Conditions:** Lender Sale **Schools:** [Honowai](#), [Waipahu](#), [Waipahu](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
94-462 Kipou Street	\$899,900	11 & 4/0	3,792 \$237	9,283 \$97	138

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
94-462 Kipou Street	\$290 \$0 \$0	\$505,400	\$490,100	\$995,500	90%	1970 & 1996

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
---------	------------	-----------	------------	----------------	------------

94-462 Kipou Street	\$875,000	03-15-2021	97%	92%	Cash
-------------------------------------	-----------	------------	-----	-----	------

[94-462 Kipou Street](#) - MLS#: [202021600](#) - Original price was \$949,900 - Here's a great opportunity to restore a large home in Waipahu's Harbor Ridge with multiple dwellings/entrances. Two legal dwellings on tax records. Mango tree in the back yard and lots of space for gardening with some vision. Possible cash cow or great multi-family living once restored. Buyer to do their own due diligence. In need of repairs and looking for a cash buyer. **Region:** Waipahu **Neighborhood:** Harbor View **Condition:** Fair, Needs Major Repair **Parking:** 2 Car, Carport, Driveway, Street **Total Parking:** 2 **View:** None **Frontage:** **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** Lender Sale **Schools:** [Honowai](#), [Waipahu](#), [Waipahu](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market