

**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
<a href="#">94-462 Kipou Street</a>	<b>\$899,900</b>	11 & 4/0	3,792   \$237	9,283   \$97	138

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

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
<a href="#">94-462 Kipou Street</a>	\$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