94-129 Poohuku Way Unit 65, Waipahu 96797 * $725,000

Sold Price: $750,000	Sold Date: 10-30-2020	Sold Ratio: 103%
Beds: **3**	MLS#: **202023074, FS**	Year Built: **2000**
Bath: **2/1**	Status: **Sold**	Remodeled:
Living Sq. Ft.: **1,614**	List Date & DOM: **09-02-2020** & **7**	Total Parking: **4**
Land Sq. Ft.: **2,914**	Condition: **Above Average**	Assessed Value
Lanai Sq. Ft.: **0**	Frontage:	Building: **$296,000**
Sq. Ft. Other: **110**	Tax/Year: **$185/2019**	Land: **$402,400**
Total Sq. Ft. **1,724**	Neighborhood: **Royal Kunia**	Total: **$698,400**
Maint./Assoc. **$0 / $49**	Flood Zone: **Zone D - Tool**	Stories / CPR: **Two / No**
Parking: **3 Car+**	Frontage:	
Zoning: **11 - A-1 Low Density Apartment**	View: **None**	

Public Remarks: Rarely available home in Royal Kunia Expressions! Great starter home with 12 leased, newly replaced PV panels and solar water heater to lower electric bill. Split AC added in February 2019. Roof just done in August 2020. Lanai converted to an indoor office by previous owner. Landscaped, enclosed yard. Newer washer/dryer in 2 car garage and driveway fits 3 more cars. Living room and master bdrm furniture may be negotiated in the sale. Great location close to Walmart and freeway cutoff. Be part of the desirable Royal Kunia Expressions community with use of their rec center! $5000 credit to buyer for carpet replacement. Seller may need a short lease back period and sale is subject to owner purchasing a replacement property which is already in escrow. House in good shape but to be sold 'as is' **Sale Conditions:** Subject To Replacement Property **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info







Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
94-129 Poohuku Way 65	$725,000	3 & 2/1	1,614 | $449	2,914 | $249	7

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
94-129 Poohuku Way 65	$185 | $0 | $49	$402,400	$296,000	$698,400	104%	2000 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
94-129 Poohuku Way 65	$750,000	10-30-2020	103%	103%	Conventional

94-129 Poohuku Way 65 - MLS#: 202023074 - Rarely available home in Royal Kunia Expressions! Great starter home with 12 leased, newly replaced PV panels and solar water heater to lower electric bill. Split AC added in February 2019. Roof just done in August 2020. Lanai converted to an indoor office by previous owner. Landscaped, enclosed yard. Newer washer/dryer in 2 car garage and driveway fits 3 more cars. Living room and master bdrm furniture may be negotiated in the sale. Great location close to Walmart and freeway cutoff. Be part of the desirable Royal Kunia Expressions community with use of their rec center! $5000 credit to buyer for carpet replacement. Seller may need a short lease back period and sale is subject to owner purchasing a replacement property which is already in escrow. House in good shape but to be sold 'as is' **Region:** Waipahu **Neighborhood:** Royal Kunia **Condition:** Above Average **Parking:** 3 Car+ **Total Parking:** 4 **View:** None **Frontage:** **Pool:** None **Zoning:** 11 - A-1 Low Density Apartment **Sale Conditions:** Subject To Replacement Property **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market