

**94-310 Kahualena Street, Waipahu 96797 \* \$680,000**

|   |   |   |
|---|---|---|
| Sold Price: \$690,000   | Sold Date: 01-04-2021                             | Sold Ratio: 101%                            |
| Beds: <b>5</b>  | MLS#: <b><u>202023431</u>, FS</b>                 | Year Built: <b>1967</b>                     |
| Bath: <b>1/1</b>  | Status: <b>Sold</b>                               | Remodeled: <b>1972</b>                      |
| Living Sq. Ft.: <b>1,459</b>                                  | List Date & DOM: <b>09-08-2020 &amp; 6</b>        | Total Parking: <b>2</b>                     |
| Land Sq. Ft.: <b>6,069</b>                                    | Condition: <b>Average</b>                         | <a href="#">Assessed Value</a>              |
| Lanai Sq. Ft.: <b>0</b>                                       | Frontage:   | Building: <b>\$175,100</b>                  |
| Sq. Ft. Other: <b>25</b>                                      | Tax/Year: <b>\$202/2020</b>                       | Land: <b>\$516,200</b>                      |
| Total Sq. Ft. <b>1,484</b>                                    | Neighborhood: <b>Waipahu Triangle</b>             | Total: <b>\$691,300</b>                     |
| Maint./Assoc. <b>\$0 / \$0</b>                                | <a href="#">Flood Zone</a> : <b>Zone D - Tool</b> | Stories / CPR: <b>One, Split Level / No</b> |
| Parking: <b>2 Car</b>   | Frontage:   |   |
| <a href="#">Zoning</a> : <b>05 - R-5 Residential District</b> | View: <b>Garden</b>                               |   |

**Public Remarks:** Wonderful opportunity to purchase in the much desired and established Waipahu Triangle neighborhood. This home offers great value with five bedrooms and a spacious open living, dining and kitchen floor plan. Enjoy lots of cheerful, bright natural lighting and nice cross breezes in every room. Or take advantage of the leased PV system and keep the house cool with a/c. The large lot offers flexible parking options and several areas to hang out, entertain or garden. Great central location with easy freeway access and convenient to Costco, Waialeke Shopping Center, and nearby schools, parks and restaurants. Home needs some TLC and is being sold "As-Is". Earn some great equity with just a little investment in time, energy and work. **Sale Conditions:** None **Schools:** [Ahrens](#), [Waipahu](#), [Waipahu](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)





| Address                                 | Price                     | Bd & Bth | Living / Avg. | Land   Avg.   | DOM |
|---|---------------------------|----------|---------------|---------------|-----|
| <a href="#">94-310 Kahualena Street</a> | <a href="#">\$680,000</a> | 5 & 1/1  | 1,459   \$466 | 6,069   \$112 | 6   |

| Address                                 | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|---|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">94-310 Kahualena Street</a> | \$202   \$0   \$0   | \$516,200     | \$175,100         | \$691,300      | 98%   | 1967 & 1972      |

| Address                                 | Sold Price | Sold Date  | Sold Ratio | Original Ratio | Sold Terms   |
|---|------------|------------|------------|----------------|--------------|
| <a href="#">94-310 Kahualena Street</a> | \$690,000  | 01-04-2021 | 101%       | 101%           | Conventional |

[94-310 Kahualena Street](#) - MLS#: [202023431](#) - Wonderful opportunity to purchase in the much desired and established Waipahu Triangle neighborhood. This home offers great value with five bedrooms and a spacious open living, dining and kitchen floor plan. Enjoy lots of cheerful, bright natural lighting and nice cross breezes in every room. Or take advantage of the leased PV system and keep the house cool with a/c. The large lot offers flexible parking options and several areas to hang out, entertain or garden. Great central location with easy freeway access and convenient to Costco, Waialeale Shopping Center, and nearby schools, parks and restaurants. Home needs some TLC and is being sold "As-Is". Earn some great equity with just a little investment in time, energy and work. **Region:** Waipahu **Neighborhood:** Waipahu Triangle **Condition:** Average **Parking:** 2 Car **Total Parking:** 2 **View:** Garden **Frontage:** **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** [Ahrens](#), [Waipahu](#), [Waipahu](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market