Puuwai Place 94-470 Paiwa Street Unit 35, Waipahu 96797 * $749,800

Sold Price: $751,000	Sold Date: 01-28-2021	Sold Ratio: 100%
Beds: **4**	MLS#: **202024119, FS**	Year Built: **2018**
Bath: **2/1**	Status: **Sold**	Remodeled:
Living Sq. Ft.: **1,597**	List Date & DOM: **09-21-2020** & **13**	Total Parking: **3**
Land Sq. Ft.: **2,901**	Condition: **Above Average, Excellent**	Assessed Value
Lanai Sq. Ft.: **0**	Frontage:	Building: **$343,600**
Sq. Ft. Other: **31**	Tax/Year: **$174/2020**	Land: **$350,000**
Total Sq. Ft. **1,628**	Neighborhood: **Waipahu-lower**	Total: **$693,600**
Maint./Assoc. **$0 / $256**	Flood Zone: **Zone D - Tool**	Stories / CPR: **Two / Yes**
Parking: **3 Car+**	Frontage:	
Zoning: **05 - R-5 Residential District**	View: **None**	

Public Remarks: Built in 2018, Puuwai Place is conveniently located minutes away from Waikele Shopping Center and the H1 Freeway on an off ramp. This move in ready 4 bedroom 2.5 bath home features an open concept layout, vinyl flooring, and stainless appliances. Relax in comfort with Central A/C and an enclosed yard. Includes a designated 3rd parking stall in addition to a 1 car garage and driveway. Home is like brand new and is transferred with Developer's 10 year warranty. **Sale Conditions:** Subject To Replacement Property **Schools:** August Ahrens, Waipahu, Waipahu * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
94-470 Paiwa Street 35	$749,800	4 & 2/1	1,597 | $470	2,901 | $258	13

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
94-470 Paiwa Street 35	$174 | $0 | $256	$350,000	$343,600	$693,600	108%	2018 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
94-470 Paiwa Street 35	$751,000	01-28-2021	100%	100%	VA

94-470 Paiwa Street 35 - MLS#: 202024119 - Built in 2018, Puuwai Place is conveniently located minutes away from Waikele Shopping Center and the H1 Freeway on an off ramp. This move in ready 4 bedroom 2.5 bath home features an open concept layout, vinyl flooring, and stainless appliances. Relax in comfort with Central A/C and an enclosed yard. Includes a designated 3rd parking stall in addition to a 1 car garage and driveway. Home is like brand new and is transferred with Developer's 10 year warranty. **Region:** Waipahu **Neighborhood:** Waipahu-lower **Condition:** Above Average, Excellent **Parking:** 3 Car+ **Total Parking:** 3 **View:** None **Frontage: Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** Subject To Replacement Property **Schools:** August Ahrens, Waipahu, Waipahu * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market