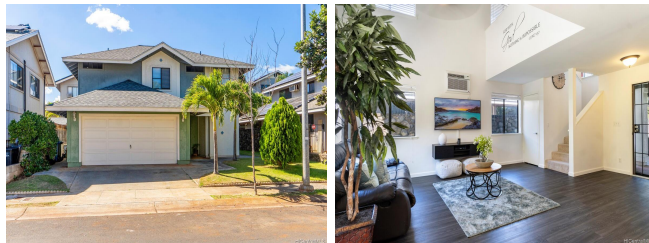


## **94-121 Poloai Way Unit 12, Waipahu 96797 \* \$759,000**

|  |   |                                 |
|--|---|---------------------------------|
| Sold Price: \$775,000  | Sold Date: 12-30-2020                             | Sold Ratio: 102%                |
| Beds: <b>3</b>   | MLS#: <b>202024632, FS</b>                        | Year Built: <b>2000</b>         |
| Bath: <b>2/1</b>   | Status: <b>Sold</b>                               | Remodeled:                      |
| Living Sq. Ft.: <b>1,419</b>                                   | List Date & DOM: <b>09-28-2020 &amp; 15</b>       | Total Parking: <b>2</b>         |
| Land Sq. Ft.: <b>3,588</b>                                     | Condition: <b>Excellent</b>                       | <a href="#">Assessed Value</a>  |
| Lanai Sq. Ft.: <b>0</b>  | Frontage: <b>Other</b>                            | Building: <b>\$287,400</b>      |
| Sq. Ft. Other: <b>84</b>                                       | Tax/Year: <b>\$178/2020</b>                       | Land: <b>\$422,600</b>          |
| Total Sq. Ft. <b>1,503</b>                                     | Neighborhood: <b>Royal Kunia</b>                  | Total: <b>\$710,000</b>         |
| Maint./Assoc. <b>\$90 / \$49</b>                               | <a href="#">Flood Zone</a> : <b>Zone D - Tool</b> | Stories / CPR: <b>Two / Yes</b> |
| Parking: <b>2 Car, Driveway, Garage</b>                        | Frontage: <b>Other</b>                            |                                 |
| <a href="#">Zoning</a> : <b>11 - A-1 Low Density Apartment</b> | View: <b>Mountain</b>                             |                                 |

**Public Remarks:** Expressions at Royal Kunia 3 bedroom and 2.5 full bathroom detached single family home, this home has been meticulously maintained with high 20ft ceilings. Open kitchen and dining area with new quartz counter tops, white/wash laminate wood floors through out home, wash room, tons of cabinets, space to name a few. This home features a well manicured yard, 2 car enclosed garage, covered patio in rear of home and located minutes to Walmart. Great yard space for entertaining guest, home is located about 30 minutes from World Famous North Shore which is host to some of the worlds best beaches, Modern living with that Hawaiiana Charm. **Sale Conditions:** None **Schools:** [Kaleiopuu](#), [Waipahu](#), [Waipahu](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



| Address                              | Price                     | Bd & Bth | Living / Avg. | Land   Avg.   | DOM |
|--------------------------------------|---------------------------|----------|---------------|---------------|-----|
| <a href="#">94-121 Poloai Way 12</a> | <a href="#">\$759,000</a> | 3 & 2/1  | 1,419   \$535 | 3,588   \$212 | 15  |

| Address                              | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|--------------------------------------|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">94-121 Poloai Way 12</a> | \$178   \$90   \$49 | \$422,600     | \$287,400         | \$710,000      | 107%  | 2000 & NA        |

| Address                              | Sold Price | Sold Date  | Sold Ratio | Original Ratio | Sold Terms   |
|--------------------------------------|------------|------------|------------|----------------|--------------|
| <a href="#">94-121 Poloai Way 12</a> | \$775,000  | 12-30-2020 | 102%       | 102%           | Conventional |

[94-121 Poloai Way 12](#) - MLS#: [202024632](#) - Expressions at Royal Kunia 3 bedroom and 2.5 full bathroom detached single family home, this home has been meticulously maintained with high 20ft ceilings. Open kitchen and dining area with new quartz counter tops, white/wash laminate wood floors through out home, wash room, tons of cabinets, space to name a few. This home features a well manicured yard, 2 car enclosed garage, covered patio in rear of home and located minutes to Walmart. Great yard space for entertaining guest, home is located about 30 minutes from World Famous North Shore which is host to some of the worlds best beaches, Modern living with that Hawaiiana Charm. **Region:** Waipahu **Neighborhood:** Royal Kunia **Condition:** Excellent **Parking:** 2 Car, Driveway, Garage **Total Parking:** 2 **View:** Mountain **Frontage:** Other **Pool:** None **Zoning:** 11 - A-1 Low Density Apartment **Sale Conditions:** None **Schools:** [Kaleiopuu](#), [Waipahu](#), [Waipahu](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market