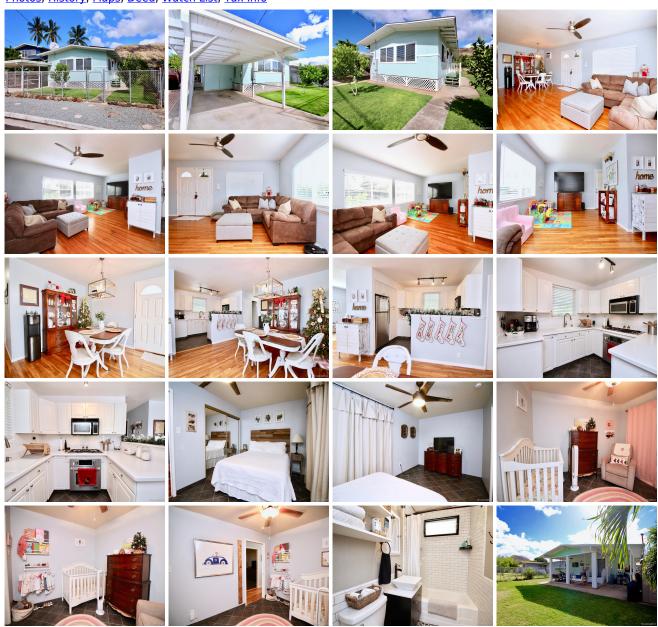
## 85-712 Kaupuni Place, Waianae 96792 \* \$450,000

Sold Date: 03-25-2021 Sold Price: \$500,000 Sold Ratio: 111% Beds: 1 MLS#: 202032328, FS Year Built: 1960 Status: Sold Bath: 1/0 Remodeled: 2020 Living Sq. Ft.: 880 List Date & DOM: 12-17-2020 & 6 Total Parking: 2 Land Sq. Ft.: 4,519 Condition: Above Average **Assessed Value** Lanai Sq. Ft.: 0 Frontage: Other Building: \$154,800 Sq. Ft. Other: 264 Tax/Year: \$113/2020 Land: \$232,800 Total Sq. Ft. **1,144** Neighborhood: Waianae Total: \$387,600 Maint./Assoc. **\$0 / \$0** Stories / CPR: One / No Flood Zone: Zone AE - Tool

Parking: 2 Car, Carport, Street Frontage: Other

**Zoning: 05 - R-5 Residential District** View: **Marina/Canal, Mountain, Sunset** 

**Public Remarks:** Ever dream of coming home and fishing off your back porch or jumping in your kayak and paddling out to the ocean? I have the perfect beach cottage for you. This home has beautiful wood floors and all the Hawaii charm you could ask for. There is also a great second room that is an excellent office, playroom, or second bedroom. Owned PV panels to keep electricity bills low. Fully fenced yard with a great space for pets or entertaining with a completely covered lanai. Come take a look and live your Hawaiian dream today. **Sale Conditions:** None **Schools:** <u>Waianae</u>, <u>Waianae</u>, <u>Waianae</u> \* <u>Request Showing</u>, <u>Photos</u>, <u>History</u>, <u>Maps</u>, <u>Deed</u>, <u>Watch List</u>, <u>Tax Info</u>









Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	DOM
85-712 Kaupuni Place	<u>\$450,000</u>	1 & 1/0	880   \$511	4,519   \$100	6

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
85-712 Kaupuni Place	\$113   \$0   \$0	\$232,800	\$154,800	\$387,600	116%	1960 & 2020

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
85-712 Kaupuni Place	\$500,000	03-25-2021	111%	111%	Conventional

85-712 Kaupuni Place - MLS#: 202032328 - Ever dream of coming home and fishing off your back porch or jumping in your kayak and paddling out to the ocean? I have the perfect beach cottage for you. This home has beautiful wood floors and all the Hawaii charm you could ask for. There is also a great second room that is an excellent office, playroom, or second bedroom. Owned PV panels to keep electricity bills low. Fully fenced yard with a great space for pets or entertaining with a completely covered lanai. Come take a look and live your Hawaiian dream today. Region: Leeward Neighborhood: Waianae Condition: Above Average Parking: 2 Car, Carport, Street Total Parking: 2 View: Marina/Canal, Mountain, Sunset Frontage: Other Pool: None Zoning: 05 - R-5 Residential District Sale Conditions: None Schools: Waianae, Waianae \* Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market