

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

Sold Price: \$500,000	Sold Date: 03-25-2021	Sold Ratio: 111%
Beds: <b>1</b>	MLS#: <b><u>202032328</u>, FS</b>	Year Built: <b>1960</b>
Bath: <b>1/0</b>	Status: <b>Sold</b>	Remodeled: <b>2020</b>
Living Sq. Ft.: <b>880</b>	List Date & DOM: <b>12-17-2020 &amp; 6</b>	Total Parking: <b>2</b>
Land Sq. Ft.: <b>4,519</b>	Condition: <b>Above Average</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>0</b>	Frontage: <b>Other</b>	Building: <b>\$154,800</b>
Sq. Ft. Other: <b>264</b>	Tax/Year: <b>\$113/2020</b>	Land: <b>\$232,800</b>
Total Sq. Ft. <b>1,144</b>	Neighborhood: <b>Waianae</b>	Total: <b>\$387,600</b>
Maint./Assoc. <b>\$0 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone AE - <u>Tool</u></b>	Stories / CPR: <b>One / No</b>
Parking: <b>2 Car, Carport, Street</b>	Frontage: <b>Other</b>	
<a href="#">Zoning</a> : <b>05 - R-5 Residential District</b>	View: <b>Marina/Canal, Mountain, Sunset</b>	

**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:** [Waianae](#), [Waianae](#), [Waianae](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)





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

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

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
<a href="#">85-712 Kaupuni Place</a>	\$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](#), [Waianae](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market