1150 Makaaoa Street, Honolulu 96825 * $1,595,000 * Originally $1,395,000

Sold Price: $1,576,000	Sold Date: 05-12-2021	Sold Ratio: 99%
Beds: **3**	MLS#: **202107536, FS**	Year Built: **1979**
Bath: **3/0**	Status: **Sold**	Remodeled: **2016**
Living Sq. Ft.: **2,072**	List Date & DOM: **04-08-2021** & **4**	Total Parking: **4**
Land Sq. Ft.: **7,848**	Condition: **Excellent**	Assessed Value
Lanai Sq. Ft.: **72**	Frontage: **Golf Course**	Building: **$416,400**
Sq. Ft. Other: **0**	Tax/Year: **$327/2021**	Land: **$841,600**
Total Sq. Ft. **2,144**	Neighborhood: **Queens Gate**	Total: **$1,258,000**
Maint./Assoc. **$0 / $348**	Flood Zone: **Zone D - Tool**	Stories / CPR: **One / No**
Parking: **2 Car, Garage**	Frontage: **Golf Course**	
Zoning: **05 - R-5 Residential District**	View: **Garden, Golf Course**	

Public Remarks: Prestigious QUEEN'S GATE-Gated Private Golf Course Community Near Sandy Beach-Beautifully Remodeled Top To Bottom-Walled In Private Pool Area-Single Story-Second Master Suite Added-Owned PV System-Upgraded To 200 AMP Electrical Service-Central AC With Split AC In Master-Highest Quality Materials-Travertine Flooring Throughout-Heavy Duty Coastal Sliding Doors With Sunburst Plantation Shutters-Most Windows Replaced-Zimmer Custom Entry Gate-SimpliSafe & Ring Security-Pool Deck, Lanai, Driveway, and Entry Resurfaced With Stone-Large Attic Storage-Possible 4th Bedroom-View Channel Easement-Oversized Two Car Garage-Community Clubhouse & Tennis Courts-Close To Beaches, Shopping & Entertainment-Sewer Fee is $134.16 Every Two Months-Private Showings Only-Friday 4/9 5-6PM and Saturday 4/10 4-6PM **Sale Conditions:** None **Schools:** Kamiloiki, Niu Valley, Kaiser * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info



Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
1150 Makaaoa Street	**$1,595,000**	3 & 3/0	2,072 | $770	7,848 | $203	4

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1150 Makaaoa Street	$327 | $0 | $348	$841,600	$416,400	$1,258,000	127%	1979 & 2016

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1150 Makaaoa Street	$1,576,000	05-12-2021	99%	113%	Conventional

1150 Makaaoa Street - MLS#: 202107536 - Original price was $1,395,000 - Prestigious QUEEN'S GATE-Gated Private Golf Course Community Near Sandy Beach-Beautifully Remodeled Top To Bottom-Walled In Private Pool Area-Single Story-Second Master Suite Added-Owned PV System-Upgraded To 200 AMP Electrical Service-Central AC With Split AC In Master-Highest Quality Materials-Travertine Flooring Throughout-Heavy Duty Coastal Sliding Doors With Sunburst Plantation Shutters-Most Windows Replaced-Zimmer Custom Entry Gate-SimpliSafe & Ring Security-Pool Deck, Lanai, Driveway, and Entry Resurfaced With Stone-Large Attic Storage-Possible 4th Bedroom-View Channel Easement-Oversized Two Car Garage-Community Clubhouse & Tennis Courts-Close To Beaches, Shopping & Entertainment-Sewer Fee is $134.16 Every Two Months-Private Showings Only-Friday 4/9 5-6PM and Saturday 4/10 4-6PM **Region:** Hawaii Kai **Neighborhood:** Queens Gate **Condition:** Excellent **Parking:** 2 Car, Garage **Total Parking:** 4 **View:** Garden, Golf Course **Frontage:** Golf Course **Pool:** In Ground,Tile,Pool on Property **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** Kamiloiki, Niu Valley, Kaiser * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market