54-274 Kaipapau Loop, Hauula 96717 * $650,000 * Originally $625,000

Sold Price:	$670,000	Sold Date:	07-28-2021	Sold Ratio:	103%
Beds:	**3**	MLS#:	**202108551, FS**	Year Built:	**1957**
Bath:	**1/0**	Status:	**Sold**	Remodeled:	**1977**
Living Sq. Ft.:	**988**	List Date & DOM:	**04-07-2021** & **26**	Total Parking:	**2**
Land Sq. Ft.:	**6,600**	Condition:	**Fair, Needs Major Repair**	Assessed Value	
Lanai Sq. Ft.:	**0**	Frontage:		Building:	**$157,100**
Sq. Ft. Other:	**0**	Tax/Year:	**$174/2020**	Land:	**$438,600**
Total Sq. Ft.	**988**	Neighborhood:	**Hauula**	Total:	**$595,700**
Maint./Assoc.	**$0 / $0**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**One / No**
Parking:	**1 Car, 2 Car, Carport, Driveway, Street**	Frontage:			
Zoning:	**05 - R-5 Residential District**	View:	**Mountain**		

Public Remarks: Paradise found! Hawaii country living at its finest...huge back yard to plant fruit trees or landscape. Beach side of Kamehameha Hwy, 1 minute walk to beach access- fishing, surfing, or shell hunting. Ten-minute walk to best Koolau hiking on Oahu. Perfect, small, comfortable home in a quiet, safe neighborhood. 15 minute drive to Turtle Bay, 45 minute drive to town. 6,600 sf lot which is slightly elevated about the street. Newer roof and new electrical panel. Convenient location very close to grocery, post office, restaurants, beaches, parks, schools, and much more. Hurry and don't miss this opportunity. Tenant is vacating the property by 5/22. First showing Sunday 5/23. Please submit offers by 5/25, reviewed 5/26. **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
54-274 Kaipapau Loop	**$650,000**	3 & 1/0	988 | $658	6,600 | $98	26

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
54-274 Kaipapau Loop	$174 | $0 | $0	$438,600	$157,100	$595,700	109%	1957 & 1977

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
54-274 Kaipapau Loop	$670,000	07-28-2021	103%	107%	VA 8000

54-274 Kaipapau Loop - MLS#: 202108551 - Original price was $625,000 - Paradise found! Hawaii country living at its finest...huge back yard to plant fruit trees or landscape. Beach side of Kamehameha Hwy, 1 minute walk to beach access- fishing, surfing, or shell hunting. Ten-minute walk to best Koolau hiking on Oahu. Perfect, small, comfortable home in a quiet, safe neighborhood. 15 minute drive to Turtle Bay, 45 minute drive to town. 6,600 sf lot which is slightly elevated about the street. Newer roof and new electrical panel. Convenient location very close to grocery, post office, restaurants, beaches, parks, schools, and much more. Hurry and don't miss this opportunity. Tenant is vacating the property by 5/22. First showing Sunday 5/23. Please submit offers by 5/25, reviewed 5/26. **Region:** Kaneohe **Neighborhood:** Hauula **Condition:** Fair, Needs Major Repair **Parking:** 1 Car, 2 Car, Carport, Driveway, Street **Total Parking:** 2 **View:** Mountain **Frontage: Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market