94-1007 Puia Street, Waipahu 96797 * $1,750,000

Sold Price: $1,700,000	Sold Date: 11-30-2021	Sold Ratio: 97%
Beds: **6**	MLS#: **202121297, FS**	Year Built: **1993**
Bath: **5/1**	Status: **Sold**	Remodeled: **2021**
Living Sq. Ft.: **4,308**	List Date & DOM: **08-21-2021** & **63**	Total Parking: **5**
Land Sq. Ft.: **8,926**	Condition: **Excellent**	Assessed Value
Lanai Sq. Ft.: **310**	Frontage: **Golf Course**	Building: **$478,400**
Sq. Ft. Other: **58**	Tax/Year: **$299/2021**	Land: **$646,600**
Total Sq. Ft. **4,676**	Neighborhood: **Royal Kunia**	Total: **$1,125,000**
Maint./Assoc. **$0 / $131**	Flood Zone: **Zone D - Tool**	Stories / CPR: **Two / No**
Parking: **3 Car+, Driveway, Garage**	Frontage: **Golf Course**	
Zoning: **05 - R-5 Residential District**	View: **City, Diamond Head, Garden, Golf Course, Mountain, Sunrise**	

Public Remarks: Stunning 6Bed/5.5Bath that opens up into a luxurious 18-ft high ceiling living room that can be used as a karaoke room or in-home theater with ambient surround sound and roll down projector screen. High-ceiling master bedroom with large walk-in closet with built-in shelves, double vanity, Whirlpool tub with in-line heater, steam shower, bidet, spacious balcony lanai and make-up counter. Fantastic views of Diamond Head, Pearl Harbor, and Honolulu. Outdoor pavers deck perfect for large gatherings and shaded by an abundance of fruit trees. 42 ft. long pool with full outdoor bath. Key features include: Monier roof, aluminum windows, real stucco, marble floors, granite countertops, downstairs and upstairs bars, custom-built China cabinet and bookshelves, commercial refrigerator and Samsung refrigerator, stove top, double oven, through garage with front and rear doors, bay windows with seating, ample storage, security cameras, and baby grand piano. Located on an 8,926 sq. ft. lot in a private cul-de-sac, the property borders the 14th hole overlooking the Kunia Golf Course. This house was designed with hosting and entertaining in mind, but you'll have to see it for yourself! **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
94-1007 Puia Street	$1,750,000	6 & 5/1	4,308 | $406	8,926 | $196	63

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
94-1007 Puia Street	$299 | $0 | $131	$646,600	$478,400	$1,125,000	156%	1993 & 2021

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
94-1007 Puia Street	$1,700,000	11-30-2021	97%	97%	Cash

94-1007 Puia Street - MLS#: 202121297 - Stunning 6Bed/5.5Bath that opens up into a luxurious 18-ft high ceiling living room that can be used as a karaoke room or in-home theater with ambient surround sound and roll down projector screen. High-ceiling master bedroom with large walk-in closet with built-in shelves, double vanity, Whirlpool tub with in-line heater, steam shower, bidet, spacious balcony lanai and make-up counter. Fantastic views of Diamond Head, Pearl Harbor, and Honolulu. Outdoor pavers deck perfect for large gatherings and shaded by an abundance of fruit trees. 42 ft. long pool with full outdoor bath. Key features include: Monier roof, aluminum windows, real stucco, marble floors, granite countertops, downstairs and upstairs bars, custom-built China cabinet and bookshelves, commercial refrigerator and Samsung refrigerator, stove top, double oven, through garage with front and rear doors, bay windows with seating, ample storage, security cameras, and baby grand piano. Located on an 8,926 sq. ft. lot in a private cul-de-sac, the property borders the 14th hole overlooking the Kunia Golf Course. This house was designed with hosting and entertaining in mind, but you'll have to see it for yourself! **Region:** Waipahu **Neighborhood:** Royal Kunia **Condition:** Excellent **Parking:** 3 Car+, Driveway, Garage **Total Parking:** 5 **View:** City, Diamond Head, Garden, Golf Course, Mountain, Sunrise **Frontage:** Golf Course **Pool:** In Ground,Tile,Pool on Property **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** Kaleiopuu, Waipahu, Waipahu * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market