94-603 Lumiauau Street, Waipahu 96797 * $1,595,000

Sold Price:	$1,700,000	Sold Date:	04-26-2022	Sold Ratio:	107%
Beds:	**4**	MLS#:	**202202362, FS**	Year Built:	**1994**
Bath:	**3/0**	Status:	**Sold**	Remodeled:	**2022**
Living Sq. Ft.:	**1,727**	List Date & DOM:	**02-23-2022** & **15**	Total Parking:	**4**
Land Sq. Ft.:	**8,906**	Condition:	**Excellent**	Assessed Value	
Lanai Sq. Ft.:	**408**	Frontage:	**Golf Course**	Building:	**$279,900**
Sq. Ft. Other:	**0**	Tax/Year:	**$242/2021**	Land:	**$650,800**
Total Sq. Ft.	**2,135**	Neighborhood:	**Waikele**	Total:	**$930,700**
Maint./Assoc.	**$0 / $48**	Flood Zone:	**Zone D - Tool**	Stories / CPR:	**Two / No**
Parking:	**3 Car+, Driveway, Garage**			Frontage:	**Golf Course**
Zoning:	**05 - R-5 Residential District**			View:	**Golf Course, Mountain**

Public Remarks: Enjoy pristine golf course frontage view with surrounding trees that encapsulates this beautiful home which features a 6 ft height custom built stone wall and iron gate providing privacy and security, Brazilian stone walkway, landscaped yard, and massive driveway that can park 6+ vehicles, on an end lot. This home was completely remodeled and renovated with new custom triple pane and double pane windows, vaulted ceiling, custom kitchen and professional-grade appliances, custom bathrooms, and a large, covered lanai with 2nd-floor deck. The large, custom windows allow natural light throughout the high-ceiling home and the tropical cool breezes flowing through the open windows keep the house cool and fresh. The large backyard contains several fruit trees, an in-ground sprinkler system, and a 120 sq-ft shed on a concrete pad for plenty of storage. Owned solar-water heater and prepaid for 20 year lease 21 panel photovoltaic system, no monthly cost for new owner. Split AC units. Full bedroom and full bathroom on 1st floor. Lot has extra space that could possibly fit an Ohana extension. Minutes from Waikele Shopping Center and central to numerous military bases. **Sale Conditions:** None
Schools: Waikele, Waipahu, Waipahu * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
94-603 Lumiauau Street	$1,595,000	4 & 3/0	1,727 | $924	8,906 | $179	15

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
94-603 Lumiauau Street	$242 | $0 | $48	$650,800	$279,900	$930,700	171%	1994 & 2022

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
94-603 Lumiauau Street	$1,700,000	04-26-2022	107%	107%	Conventional

94-603 Lumiauau Street - MLS#: 202202362 - Enjoy pristine golf course frontage view with surrounding trees that encapsulates this beautiful home which features a 6 ft height custom built stone wall and iron gate providing privacy and security, Brazilian stone walkway, landscaped yard, and massive driveway that can park 6+ vehicles, on an end lot. This home was completely remodeled and renovated with new custom triple pane and double pane windows, vaulted ceiling, custom kitchen and professional-grade appliances, custom bathrooms, and a large, covered lanai with 2nd-floor deck. The large, custom windows allow natural light throughout the high-ceiling home and the tropical cool breezes flowing through the open windows keep the house cool and fresh. The large backyard contains several fruit trees, an in-ground sprinkler system, and a 120 sq-ft shed on a concrete pad for plenty of storage. Owned solar-water heater and prepaid for 20 year lease 21 panel photovoltaic system, no monthly cost for new owner. Split AC units. Full bedroom and full bathroom on 1st floor. Lot has extra space that could possibly fit an Ohana extension. Minutes from Waikele Shopping Center and central to numerous military bases. **Region:** Waipahu **Neighborhood:** Waikele **Condition:** Excellent **Parking:** 3 Car+, Driveway, Garage **Total Parking:** 4 **View:** Golf Course, Mountain **Frontage:** Golf Course **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** Waikele, Waipahu, Waipahu * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market