87-131 Kulaaupuni Street, Waianae 96792 * $1,250,000

Sold Price:	$1,250,000	Sold Date:	05-04-2022	Sold Ratio:	100%
Beds:	**4**	MLS#:	**202204414, FS**	Year Built:	**1967**
Bath:	**2/1**	Status:	**Sold**	Remodeled:	
Living Sq. Ft.:	**1,652**	List Date & DOM:	**03-08-2022** & **8**	Total Parking:	**4**
Land Sq. Ft.:	**24,033**	Condition:	**Above Average**	Assessed Value	
Lanai Sq. Ft.:	**0**	Frontage:		Building:	**$144,400**
Sq. Ft. Other:	**0**	Tax/Year:	**$0/2022**	Land:	**$524,700**
Total Sq. Ft.	**1,652**	Neighborhood:	**Maili**	Total:	**$669,100**
Maint./Assoc.	**$0 / $0**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**One / No**
Parking:	**3 Car+, Boat, Carport, Driveway**	Frontage:			
Zoning:	**05 - R-5 Residential District**	View:	**Mountain**		

Public Remarks: One of a kind, large, R-5 zone property with so many possibilities. 24,033 Sq Ft level property that has been subdivided creating two large lots of 10K+ sq ft (B-1) & 13K+sq ft (B-2). Lot B-1 has 4-bedroom, 2.5-bath home. Lot B-2 has sewer approval for up to two additional 3-bedroom dwellings. Keep the entire property as one large compound, or build up to two homes on B-2 for family, rental investment, or develop and sell. This is a great opportunity to potentially build generational wealth and security. Lot B-2 is prepped with 100 tons of 3B Course fit for building or use to store heavy equipment, etc. Along with 4 bedrooms, the home boasts large living and dinning rooms, large carport, front and back lawns, front and back cement pad lanais, upgraded 200 AMP electric panel, lush landscaping with fruit trees and automated sprinkler system. Just blocks from beautiful sandy beaches with sparkling blue water. Seller may consider selling lots separately but prefers to sell them together. Don't let this rare opportunity get away! **Sale Conditions:** None **Schools:** Maili, Waianae, Waianae * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
87-131 Kulaaupuni Street	$1,250,000	4 & 2/1	1,652 | $757	24,033 | $52	8

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
87-131 Kulaaupuni Street	$0 | $0 | $0	$524,700	$144,400	$669,100	187%	1967 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
87-131 Kulaaupuni Street	$1,250,000	05-04-2022	100%	100%	Cash

87-131 Kulaaupuni Street - MLS#: 202204414 - One of a kind, large, R-5 zone property with so many possibilities. 24,033 Sq Ft level property that has been subdivided creating two large lots of 10K+ sq ft (B-1) & 13K+sq ft (B-2). Lot B-1 has 4-bedroom, 2.5-bath home. Lot B-2 has sewer approval for up to two additional 3-bedroom dwellings. Keep the entire property as one large compound, or build up to two homes on B-2 for family, rental investment, or develop and sell. This is a great opportunity to potentially build generational wealth and security. Lot B-2 is prepped with 100 tons of 3B Course fit for building or use to store heavy equipment, etc. Along with 4 bedrooms, the home boasts large living and dinning rooms, large carport, front and back lawns, front and back cement pad lanais, upgraded 200 AMP electric panel, lush landscaping with fruit trees and automated sprinkler system. Just blocks from beautiful sandy beaches with sparkling blue water. Seller may consider selling lots separately but prefers to sell them together. Don't let this rare opportunity get away! **Region:** Leeward **Neighborhood:** Maili **Condition:** Above Average **Parking:** 3 Car+, Boat, Carport, Driveway **Total Parking:** 4 **View:** Mountain **Frontage: Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** Maili, Waianae, Waianae * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market