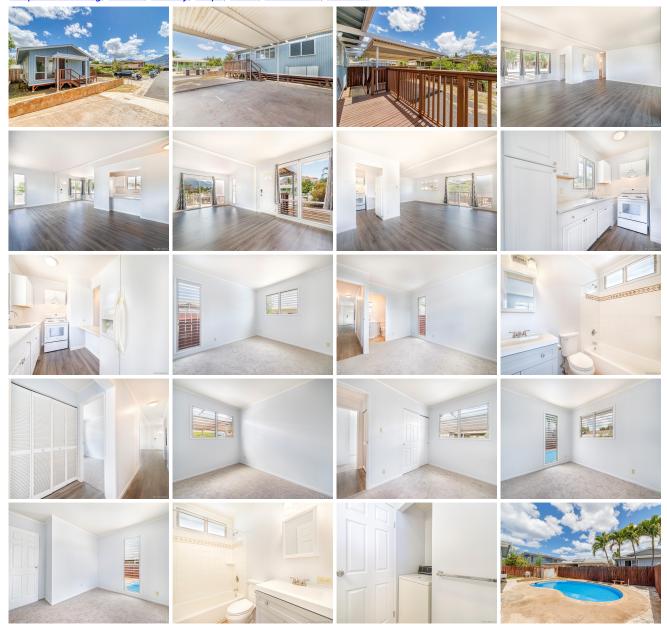
## 87-166 Manuoioi Place, Waianae 96792 \* \$610,000

| Sold Price: \$650,000          | Sold Date:       | 08-17-2022            | Sold Ratio: 107%           |
|--------------------------------|------------------|-----------------------|----------------------------|
| Beds: <b>3</b>                 | MLS#:            | <u>202211785</u> , FS | Year Built: <b>1973</b>    |
| Bath: <b>2/0</b>               | Status:          | Sold                  | Remodeled:                 |
| Living Sq. Ft.: <b>1,200</b>   | List Date & DOM: | 06-22-2022 & 13       | Total Parking: <b>2</b>    |
| Land Sq. Ft.: <b>5,408</b>     | Condition:       | Excellent             | Assessed Value             |
| Lanai Sq. Ft.: <b>0</b>        | Frontage:        |                       | Building: <b>\$140,500</b> |
| Sq. Ft. Other: <b>0</b>        | Tax/Year:        | \$108/2022            | Land: <b>\$407,100</b>     |
| Total Sq. Ft. <b>1,200</b>     | Neighborhood:    | Maili                 | Total: <b>\$547,600</b>    |
| Maint./Assoc. <b>\$0 / \$0</b> | Flood Zone:      | Zone X - <u>Tool</u>  | Stories / CPR: One / No    |
| Parking: 2 Car, Carport,       | Driveway         | Frontage:             |                            |
| Zoning: 05 - R-5 Reside        | ntial District   | View: N               | Iountain                   |

**Public Remarks:** Rarely available single level home on a cul-de-sac with a swimming pool! Freshly painted interior, new laminate flooring, new carpeting, new kitchen countertop, cabinets, new stove, new bathroom vanities, toilets, and light fixtures. Maili Beach Park is just minutes away with its beautiful white sandy beach coastline. This home is ready to move in and for you to entertain your family and friends around the backyard pool! The best side is the West Side! This is a must see that will not last long! **\*\***Showings by special appointment on Saturday, 6/25 from 1-4pm and on Sunday, 6/26 from 2-5pm, co-listing agent to be present during those showing times**\*\* Sale Conditions:** Probate **Schools:** <u>Maili</u>, <u>Waianae</u>, <u>Waianae</u> **\*** Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info





| Address               | Price            | Bd & Bth | Living / Avg. | Land   Avg.   | DOM |
|-----------------------|------------------|----------|---------------|---------------|-----|
| 87-166 Manuoioi Place | <u>\$610,000</u> | 3 & 2/0  | 1,200   \$508 | 5,408   \$113 | 13  |

| Address               | Tax   Maint.   Ass. | Assessed<br>Land | Assessed<br>Building | Assessed<br>Total | Ratio | Year &<br>Remodeled |
|-----------------------|---------------------|------------------|----------------------|-------------------|-------|---------------------|
| 87-166 Manuoioi Place | \$108   \$0   \$0   | \$407,100        | \$140,500            | \$547,600         | 111%  | 1973 & NA           |

| Address               | Sold Price | Sold Date  | Sold Ratio | Original Ratio | Sold Terms |
|-----------------------|------------|------------|------------|----------------|------------|
| 87-166 Manuoioi Place | \$650,000  | 08-17-2022 | 107%       | 107%           | VA         |

87-166 Manuoioi Place - MLS#: 202211785 - Rarely available single level home on a cul-de-sac with a swimming pool! Freshly painted interior, new laminate flooring, new carpeting, new kitchen countertop, cabinets, new stove, new bathroom vanities, toilets, and light fixtures. Maili Beach Park is just minutes away with its beautiful white sandy beach coastline. This home is ready to move in and for you to entertain your family and friends around the backyard pool! The best side is the West Side! This is a must see that will not last long! \*\*Showings by special appointment on Saturday, 6/25 from 1-4pm and on Sunday, 6/26 from 2-5pm, co-listing agent to be present during those showing times\*\* **Region:** Leeward **Neighborhood:** Maili **Condition:** Excellent **Parking:** 2 Car, Carport, Driveway **Total Parking:** 2 **View:** Mountain **Frontage: Pool:** In Ground **Zoning:** 05 - R-5 Residential District **Sale Conditions:** Probate **Schools:** <u>Maili, Waianae, Waianae</u> \* <u>Request Showing</u>, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market