

Cliffside Village at Waipio 94-099 Manawa Place Unit N204, Waipahu 96797 * \$559,900 *

Originally \$585,000

Beds: 2	MLS#: 202325408, FS	Year Built: 1989
Bath: 2/0	Status: Active Under Contract	Remodeled: 2023
Living Sq. Ft.: 742	List Date & DOM: 11-21-2023 & 178	Total Parking: 1
Land Sq. Ft.: 144,053	Condition: Excellent	Assessed Value
Lanai Sq. Ft.: 70	Frontage: Other	Building: \$241,500
Sq. Ft. Other: 0	Tax/Year: \$140/2024	Land: \$235,900
Total Sq. Ft. 812	Neighborhood: Waipio Gentry	Total: \$477,400
Maint./Assoc. \$411 / \$17	Flood Zone : Zone D - Tool	Stories / CPR: Two / No
Parking: Assigned, Guest, Open - 1	Frontage: Other	
Zoning : 11 - A-1 Low Density Apartment	View: Coastline, Mountain, Ocean, Sunrise	

Public Remarks: PRICE REDUCTION of \$25,000!!! Wake up to the sunrise and the privacy of your own unobstructed views of our beautiful Hawai'i coastline and mountains right from your lanai. This rarely available 2 bedrooms, 2 bathrooms condominium home offers \$30,000 in upgrades and updates which includes; freshly painted walls, luxury vinyl plank flooring throughout, all new appliances, quartz countertops, soft-close cabinetries, sink, new W/D stackable, and fixtures. Both bathrooms have also been updated. There is natural lighting in every room, and the breeze is refreshing. One assigned uncovered parking space and ample guest parking are conveniently located. Location, location, location is a plus with this one! The proximity of Waikale Premium Outlet Mall, restaurants, Central Oahu Regional Park, freeway entrances, and military bases all contribute to the convenience. Come check out the views and nicely appointed updates to enjoy your piece of happiness! Vacant, easy to show. Home Warranty provided for 1-year. **Sale Conditions:** None **Schools:** [Kanoelani, Highlands, Pearl City](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
94-099 Manawa Place N204	\$559,900	2 & 2/0	742 \$755	144,053 \$4	178

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
94-099 Manawa Place N204	\$140 \$411 \$17	\$235,900	\$241,500	\$477,400	117%	1989 & 2023

[94-099 Manawa Place N204](#) - MLS#: [202325408](#) - Original price was \$585,000 - PRICE REDUCTION of \$25,000!!! Wake up to the sunrise and the privacy of your own unobstructed views of our beautiful Hawai'i coastline and mountains right from your lanai. This rarely available 2 bedrooms, 2 bathrooms condominium home offers \$30,000 in upgrades and updates which includes; freshly painted walls, luxury vinyl plank flooring throughout, all new appliances, quartz countertops, soft-close cabinetries, sink, new W/D stackable, and fixtures. Both bathrooms have also been updated. There is natural lighting in every room, and the breeze is refreshing. One assigned uncovered parking space and ample guest parking are conveniently located. Location, location, location is a plus with this one! The proximity of Waikale Premium Outlet Mall, restaurants, Central Oahu Regional Park, freeway entrances, and military bases all contribute to the convenience. Come check out the views and nicely appointed updates to enjoy your piece of happiness! Vacant, easy to show. Home Warranty provided for 1-year. **Region:** Waipahu **Neighborhood:** Waipio Gentry **Condition:** Excellent **Parking:** Assigned, Guest, Open - 1 **Total Parking:** 1 **View:** Coastline, Mountain, Ocean, Sunrise **Frontage:** Other **Pool:** **Zoning:** 11 - A-1 Low Density Apartment **Sale Conditions:** None **Schools:** [Kanoelani, Highlands, Pearl City](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market