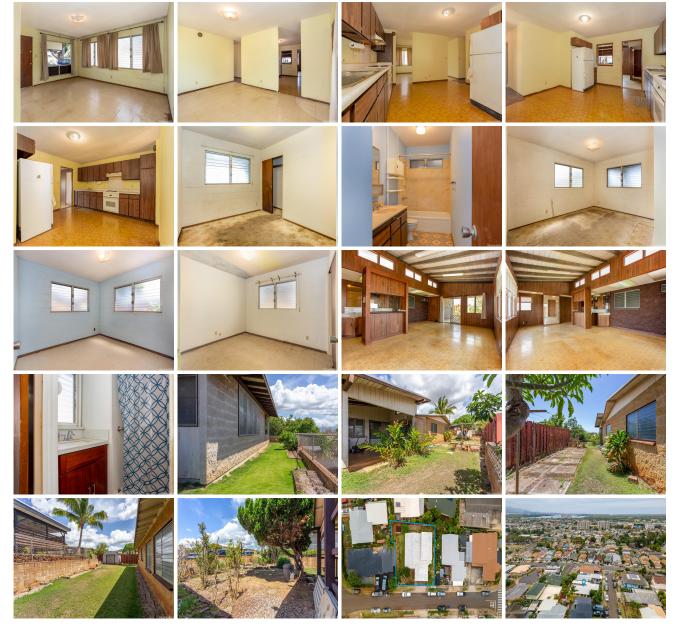
94-495 Niulii Street, Waipahu 96797 * \$865,000

Beds: 4	MLS#:	202407701, FS	Year Built: 1979		
Bath: 2/0	Status:	Active Under Contract	Remodeled:		
Living Sq. Ft.: 1,521	List Date & DOM:	04-15-2024 & 4	Total Parking: 2		
Land Sq. Ft.: 6,397	Condition:	Average	Assessed Value		
Lanai Sq. Ft.: 249	Frontage:	Other	Building: \$263,900		
Sq. Ft. Other: 0	Tax/Year:	\$289/2024	Land: \$727,500		
Total Sq. Ft. 1,770	Neighborhood:	Waipahu-lower	Total: \$991,400		
Maint./Assoc. \$0 / \$0	Flood Zone:	Zone D - <u>Tool</u>	Stories / CPR: One / No		
Parking: 2 Car, Ca	rport	Frontage:	Other		
Zoning: 05 - R-5 Residential District		View: City, Sunrise			

Public Remarks: Welcome to 94-495 Niulii Street, where opportunity meets potential! Situated on over 6,000 square feet of level land, this property offers ample space for your vision to flourish. The original house features 3 bedrooms and 1 bathroom, providing a cozy foundation. An extension adds valuable living space and includes a full bathroom, catering to modern needs and lifestyles. Enjoy the convenience of a covered patio, perfect for outdoor gatherings and relaxation. The spacious front and backyard offer endless possibilities for gardening, entertaining, or simply enjoying the fresh air. A large storage shed provides additional storage space for your belongings, ensuring a clutter-free environment. While this home boasts charm and character, it is important to note that it is older and in need of repairs. However, with a little TLC and creativity, this property has the potential to be transformed into your dream home. Don't miss out on this opportunity to make it yours! **Sale Conditions:** None **Schools:** , , * <u>Request Showing</u>, <u>Photos</u>, <u>History</u>, <u>Maps</u>, <u>Deed</u>, <u>Watch List</u>, <u>Tax Info</u>





Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
94-495 Niulii Street	<u>\$865,000</u>	4 & 2/0	1,521 \$569	6,397 \$135	4

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
94-495 Niulii Street	\$289 \$0 \$0	\$727,500	\$263,900	\$991,400	87%	1979 & NA

<u>94-495 Niulii Street</u> - MLS#: <u>202407701</u> - Welcome to 94-495 Niulii Street, where opportunity meets potential! Situated on over 6,000 square feet of level land, this property offers ample space for your vision to flourish. The original house features 3 bedrooms and 1 bathroom, providing a cozy foundation. An extension adds valuable living space and includes a full bathroom, catering to modern needs and lifestyles. Enjoy the convenience of a covered patio, perfect for outdoor gatherings and relaxation. The spacious front and backyard offer endless possibilities for gardening, entertaining, or simply enjoying the fresh air. A large storage shed provides additional storage space for your belongings, ensuring a clutter-free environment. While this home boasts charm and character, it is important to note that it is older and in need of repairs. However, with a little TLC and creativity, this property has the potential to be transformed into your dream home. Don't miss out on this opportunity to make it yours! **Region:** Waipahu **Neighborhood:** Waipahu-lower **Condition:** Average **Parking:** 2 Car, Carport **Total Parking:** 2 **View:** City, Sunrise **Frontage:** Other **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** , , * <u>Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info</u>

DOM = Days on Market