<u>98-1970 Kaahumanu Street Unit 136J, Pearl City 96782</u> * \$997,000						
Beds: 3	MLS#:	<u>202408000,</u> FS	Year Built: 1988			
Bath: 2/1	Status:	Active Under Contract	Remodeled: 2024			
Living Sq. Ft.: 1,050	List Date & DOM:	04-10-2024 & 7	Total Parking: 4			
Land Sq. Ft.: 5,008	Condition:	Excellent	Assessed Value			
Lanai Sq. Ft.: 205	Frontage:		Building: \$217,900			
Sq. Ft. Other: 0	Tax/Year:	\$290/2023	Land: \$775,400			
Total Sq. Ft. 1,255	Neighborhood:	Wailuna	Total: \$993,300			
Maint./Assoc. \$500 / \$78	Flood Zone:	Zone D - <u>Tool</u>	Stories / CPR: One / Yes			
Parking: 3 Car+, Driveway, Garage, Street		Frontage:				
Zoning: 11 - A-1 Low Density Apartment		View: No	one			

Public Remarks: Location location location. This beautiful single level home has just been refreshed with new paint, new carpet, new bathroom vanities, new quartz countertops, new kitchen appliances, new Fujitsu split AC, new window treatments. Entertain your guests in your covered lanai and patio with an outside half bath and sink with its' own prep counter. Entire back yard is cemented with a in-ground drain. Garage has extra storage closets and a window for added light. This home is right on the bus line with park, community rec center, community pool, tennis courts, shopping, eateries, entertainment, freeway entrance, Pali Momi Hospital just minutes away **Sale Conditions:** None **Schools:** <u>Waiau</u>, <u>Highlands</u>, <u>Pearl City</u> * <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
98-1970 Kaahumanu Street 136J	<u>\$997,000</u>	3 & 2/1	1,050 \$950	5,008 \$199	7

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
98-1970 Kaahumanu Street 136J	\$290 \$500 \$78	\$775,400	\$217,900	\$993,300	100%	1988 & 2024

<u>98-1970 Kaahumanu Street 136</u>] - MLS#: <u>202408000</u> - Location location location. This beautiful single level home has just been refreshed with new paint, new carpet, new bathroom vanities, new quartz countertops, new kitchen appliances, new Fujitsu split AC, new window treatments. Entertain your guests in your covered lanai and patio with an outside half bath and sink with its' own prep counter. Entire back yard is cemented with a in-ground drain. Garage has extra storage closets and a window for added light. This home is right on the bus line with park, community rec center, community pool, tennis courts, shopping, eateries, entertainment, freeway entrance, Pali Momi Hospital just minutes away **Region:** Pearl City **Neighborhood:** Wailuna **Condition:** Excellent **Parking:** 3 Car+, Driveway, Garage, Street **Total Parking:** 4 **View:** None **Frontage: Pool:** Community Association Pool **Zoning:** 11 - A-1 Low Density Apartment **Sale Conditions:** None **Schools:** Waiau, Highlands, Pearl City * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market