

Terraza 91135 Makalea Street Unit 37, Ewa Beach 96706 * \$350,000 * Originally \$440,000

Sold Price: \$340,000	Sold Date: 12-24-2008	Sold Ratio: 97%
Beds: 3	MLS#: 2806547, FS	Year Built: 2001
Bath: 2/1	Status: Sold	Remodeled:
Living Sq. Ft.: 1,390	List Date & DOM: 04-15-2008 & 211	Total Parking: 0
Land Sq. Ft.: 3,316	Condition: Excellent	Assessed Value
Lanai Sq. Ft.: 0	Frontage:	Building: \$212,100
Sq. Ft. Other: 0	Tax/Year: \$117/2007	Land: \$294,000
Total Sq. Ft. 1,390	Neighborhood: Ewa Gen Terrazza	Total: \$506,100
Maint./Assoc. \$34 / \$260	Flood Zone : Zone D - Tool	Stories / CPR: Two / Yes
Parking: 2 Car, Garage	Frontage:	
Zoning : 11 - A-1 Low Density Apartment	View: None	

Public Remarks: The Lender has Approved the Short Sale! A Negotiator has already been assigned! Come by to view your new home!!! Four bedroom floor plan- built as a 3 Bedroom w/ a master retreat. Other features include upstairs laundry room, reading nook, wall-in master closet. All terms subject to Lender Approval. **Sale Conditions:** Short Sale **Schools:** [Holomua](#), [Ilima](#), [Campbell](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
91135 Makalea Street 37	\$350,000	3 & 2/1	1,390 \$252	3,316 \$106	211

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
91135 Makalea Street 37	\$117 \$34 \$260	\$294,000	\$212,100	\$506,100	69%	2001 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
91135 Makalea Street 37	\$340,000	12-24-2008	97%	77%	Conventional 0

[91135 Makalea Street 37](#) - MLS#: [2806547](#) - Original price was \$440,000 - The Lender has Approved the Short Sale! A Negotiator has already been assigned! Come by to view your new home!!! Four bedroom floor plan- built as a 3 Bedroom w/ a master retreat. Other features include upstairs laundry room, reading nook, wall-in master closet. All terms subject to Lender Approval. **Region:** Ewa Plain **Neighborhood:** Ewa Gen Terrazza **Condition:** Excellent **Parking:** 2 Car, Garage **Total Parking:** 0 **View:** None **Frontage:** **Pool:** None **Zoning:** 11 - A-1 Low Density Apartment **Sale Conditions:** Short Sale **Schools:** [Holomua](#), [Ilima](#), [Campbell](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market