

**Puuwai Place 94-470 Paiwa Street Unit 12, Waipahu 96797 \* Puuwai Place \* \$850,000 \***

**Originally \$875,000**

Beds: **3**  
Bath: **2/1**  
Living Sq. Ft.: **1,468**  
Land Sq. Ft.: **4,333**  
Lanai Sq. Ft.: **60**  
Sq. Ft. Other: **0**  
Total Sq. Ft. **1,528**  
Maint./Assoc. **\$539 / \$0**

MLS#: **202400260, FS**  
Status: **Pending**  
List Date & DOM: **01-19-2024 & 162**  
Condition: **Above Average**  
Frontage:  
Tax/Year: **\$223/2023**  
Neighborhood: **Waipahu Estates**  
Flood Zone: **Zone D - Tool**

Year Built: **2018**  
Remodeled:  
Total Parking: **2**  
Assessed Value  
Building: **\$422,900**  
Land: **\$443,500**  
Total: **\$866,400**  
Stories / CPR: **Two / Yes**

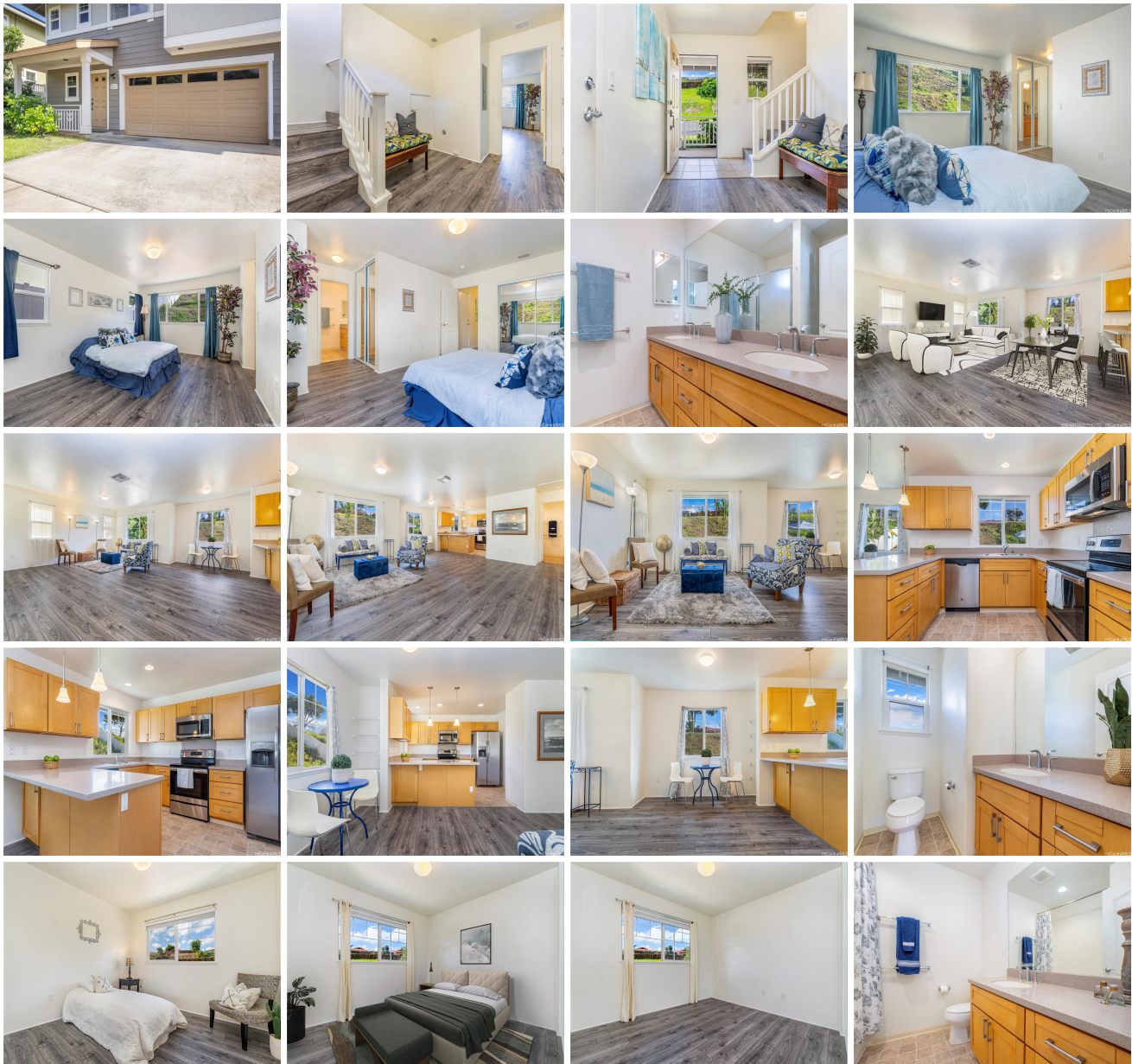
Parking: **3 Car+, Driveway, Garage**

Zoning: **05 - R-5 Residential District**

Frontage:

View: **None**

**Public Remarks:** Welcome to Pu'uwai Place. This attached 3-bedroom, 2-1/2 bath home has a thoughtful layout with the primary bedroom featuring an ensuite bathroom conveniently located on the first floor. A spacious living area and open floor plan that includes the kitchen and additional bedrooms are situated on the second floor, creating a warm and inviting atmosphere. The hillside behind the home is a blank canvas awaiting your gardening expertise. Started with a dwarf avocado tree and mango tree. Parking is a breeze with a two-car garage and space for 2 additional cars in the driveway, plus an extra stall—total 5 parking spaces. The proximity to Waikēle Shopping Center ensures easy access to shopping, dining, and entertainment, while quick freeway access adds to the convenience of your daily commute. One or more photos have been enhanced. 2.75% VA Assumable loan available with buyer VA Eligibility Certificate. **Sale Conditions:** None **Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)





| Address                                | Price            | Bd & Bth | Living / Avg. | Land   Avg.   | Lanai | Occ. | FL | DOM |
|--|------------------|----------|---------------|---------------|-------|------|----|-----|
| <a href="#">94-470 Paiwa Street 12</a> | <b>\$850,000</b> | 3 & 2/1  | 1,468   \$579 | 4,333   \$196 | 60    | 0%   | 0  | 162 |

| Address                                | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|--|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">94-470 Paiwa Street 12</a> | \$223   \$539   \$0 | \$443,500     | \$422,900         | \$866,400      | 98%   | 2018 & NA        |

[94-470 Paiwa Street 12](#) - MLS#: [202400260](#) - Original price was \$875,000 - Welcome to Pu'uwai Place. This attached 3-bedroom, 2-1/2 bath home has a thoughtful layout with the primary bedroom featuring an ensuite bathroom conveniently located on the first floor. A spacious living area and open floor plan that includes the kitchen and additional bedrooms are situated on the second floor, creating a warm and inviting atmosphere. The hillside behind the home is a blank canvas awaiting your gardening expertise. Started with a dwarf avocado tree and mango tree. Parking is a breeze with a two-car garage and space for 2 additional cars in the driveway, plus an extra stall—total 5 parking spaces. The proximity to Waikēle Shopping Center ensures easy access to shopping, dining, and entertainment, while quick freeway access adds to the convenience of your daily commute. One or more photos have been enhanced. 2.75% VA Assumable loan available with buyer VA Eligibility Certificate. **Region:** Waipahu **Neighborhood:** Waipahu Estates **Condition:** Above Average **Parking:** 3 Car+, Driveway, Garage **Total Parking:** 2 **View:** None **Frontage:** **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number