

94-472 Kipou Street, Waipahu 96797 ** \$1,299,900

Beds: 9	MLS#: 202411647, FS	Year Built: 1969
Bath: 4/1	Status: Active Under Contract	Remodeled:
Living Sq. Ft.: 3,916	List Date & DOM: 05-21-2024 & 8	Total Parking: 7
Land Sq. Ft.: 7,009	Condition: Average	Assessed Value
Lanai Sq. Ft.: 0	Frontage:	Building: \$542,000
Sq. Ft. Other: 0	Tax/Year: \$573/2023	Land: \$710,900
Total Sq. Ft. 3,916	Neighborhood: Harbor View	Total: \$1,252,900
Maint./Assoc. \$0 / \$0	Flood Zone : Zone D - Tool	Stories / CPR: Two / No
Parking: 3 Car+, Carport, Driveway	Frontage:	
Zoning : 05 - R-5 Residential District	View: None	

Public Remarks: Welcome to an exceptional investment opportunity! This spacious 9-bedroom, 4½-bath home offers the perfect balance of personal comfort and rental income potential. With four separate entrances, you can enjoy the privacy of your own living space while renting out the remaining three units for additional income. Located in a cul-de-sac, providing a peaceful environment. Parking for 6 to 7 cars at the carport and driveway, providing ample space for residents and guests. Vegetable and fruit trees for homegrown produce and a touch of nature. Leased photovoltaic system for sustainable electricity generation. Seize the opportunity to maximize your investment potential while enjoying the comforts of home! First Open House Sunday 5/26/2024 2-5pm **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
94-472 Kipou Street	\$1,299,900	9 & 4/1	3,916 \$332	7,009 \$185	0	0%	0	8

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
94-472 Kipou Street	\$573 \$0 \$0	\$710,900	\$542,000	\$1,252,900	104%	1969 & NA

[94-472 Kipou Street](#) - MLS#: [202411647](#) - Welcome to an exceptional investment opportunity! This spacious 9-bedroom, 4½-bath home offers the perfect balance of personal comfort and rental income potential. With four separate entrances, you can enjoy the privacy of your own living space while renting out the remaining three units for additional income. Located in a cul-de-sac, providing a peaceful environment. Parking for 6 to 7 cars at the carport and driveway, providing ample space for residents and guests. Vegetable and fruit trees for homegrown produce and a touch of nature. Leased photovoltaic system for sustainable electricity generation. Seize the opportunity to maximize your investment potential while enjoying the comforts of home! First Open House Sunday 5/26/2024 2-5pm **Region:** Waipahu **Neighborhood:** Harbor View **Condition:** Average **Parking:** 3 Car+, Carport, Driveway **Total Parking:** 7 **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