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

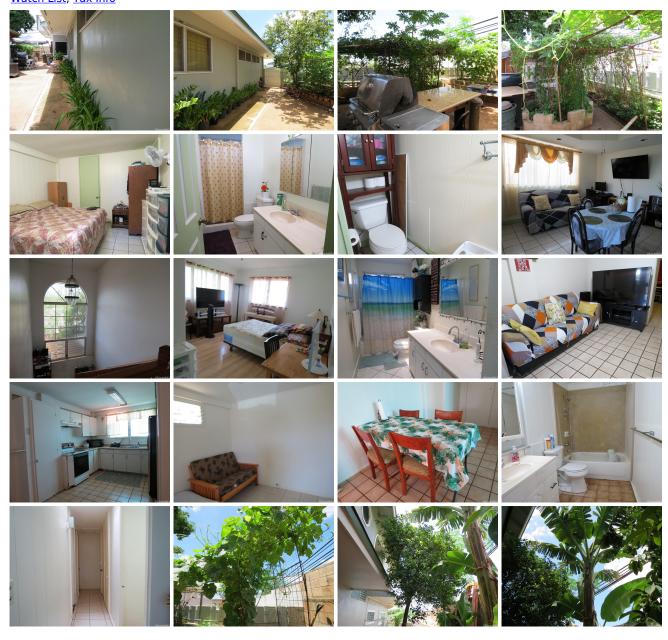
 Sq. Ft. Other: 0
 Tax/Year: \$573/2023
 Land: \$710,900

 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 culde-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