

Watercolors at Makakilo 92-831 Makakilo Drive Unit 4, Kapolei 96707 * Watercolors at Makakilo * \$835,000

Beds: 3	MLS#: 202415681, FS	Year Built: 2002
Bath: 2/1	Status: Active	Remodeled: 2023
Living Sq. Ft.: 1,120	List Date & DOM: 07-09-2024 & 4	Total Parking: 2
Land Sq. Ft.: 4,380	Condition: Excellent	Assessed Value
Lanai Sq. Ft.: 36	Frontage:	Building: \$216,000
Sq. Ft. Other: 0	Tax/Year: \$205/2023	Land: \$581,400
Total Sq. Ft. 1,156	Neighborhood: Makakilo-upper	Total: \$797,400
Maint./Assoc. \$411 / \$0	Flood Zone : Zone D - Tool	Stories / CPR: Two / No
Parking: Garage	Frontage:	
Zoning : 12 - A-2 Medium Density Apartme	View: Diamond Head	

Public Remarks: Embrace the perfect blend of investment potential and homeownership dreams with this newly renovated two-story gem on the hills of Makakilo. Boasting partial Diamond Head and ocean views, this home offers a spacious main suite on the ground floor, soaring vaulted ceilings, and an open layout that exudes comfort and elegance. Located in the picturesque Watercolors at Makakilo community, you're just minutes from Kapolei City, vibrant shopping malls, popular eateries, and entertainment options, with seamless freeway access. Ideal for investors or those exploring rent-to-own options, the property includes common expenses such as sewer and water. Tenant is in contract until the end of April 2025. Rental income is \$3500 per month. Some photos may have been virtually staged to showcase the possibilities. Monthly maintenance fee is \$410.51, with an annual Palehua Community Association fee of \$111.25. Seize this rare opportunity to invest in or own a slice of paradise! **Sale Conditions:** None **Schools:** [Makakilo](#), [Kapolei](#), [Kapolei](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
92-831 Makakilo Drive 4	\$835,000	3 & 2/1	1,120 \$746	4,380 \$191	36	81%	2	4

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
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92-831 Makakilo Drive 4	\$205 \$411 \$0	\$581,400	\$216,000	\$797,400	105%	2002 & 2023
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[92-831 Makakilo Drive 4](#) - MLS#: [202415681](#) - Embrace the perfect blend of investment potential and homeownership dreams with this newly renovated two-story gem on the hills of Makakilo. Boasting partial Diamond Head and ocean views, this home offers a spacious main suite on the ground floor, soaring vaulted ceilings, and an open layout that exudes comfort and elegance. Located in the picturesque Watercolors at Makakilo community, you're just minutes from Kapolei City, vibrant shopping malls, popular eateries, and entertainment options, with seamless freeway access. Ideal for investors or those exploring rent-to-own options, the property includes common expenses such as sewer and water. Tenant is in contract until the end of April 2025. Rental income is \$3500 per month. Some photos may have been virtually staged to showcase the possibilities. Monthly maintenance fee is \$410.51, with an annual Palehua Community Association fee of \$111.25. Seize this rare opportunity to invest in or own a slice of paradise! **Region:** Makakilo **Neighborhood:** Makakilo-upper **Condition:** Excellent **Parking:** Garage **Total Parking:** 2 **View:** Diamond Head **Frontage:** Pool: **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** [Makakilo](#), [Kapolei](#), [Kapolei](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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