

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

**Originally \$875,000**

Beds: <b>3</b>	MLS#: <b>202400260, FS</b>	Year Built: <b>2018</b>
Bath: <b>2/1</b>	Status: <b>Active</b>	Remodeled:
Living Sq. Ft.: <b>1,468</b>	List Date & DOM: <b>01-19-2024 &amp; 163</b>	Total Parking: <b>2</b>
Land Sq. Ft.: <b>4,333</b>	Condition: <b>Above Average</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>60</b>	Frontage:	Building: <b>\$422,900</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$223/2023</b>	Land: <b>\$443,500</b>
Total Sq. Ft. <b>1,528</b>	Neighborhood: <b>Waipahu Estates</b>	Total: <b>\$866,400</b>
Maint./Assoc. <b>\$539 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone D - Tool</b>	Stories / CPR: <b>Two / Yes</b>
Parking: <b>3 Car+, Driveway, Garage</b>	Frontage:	
<a href="#">Zoning</a> : <b>05 - R-5 Residential District</b>	View: <b>None</b>	

**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 Waikele 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	163

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 Waikele 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