94-507 Niulii Stree	<u>t, Waipahu 96797</u>	* \$1,000,000 * 0	riginally \$1,100,000
Beds: <b>4</b>	MLS#:	<u>202409412</u> , FS	Year Built: <b>1956</b>
Bath: <b>2/0</b>	Status:	Active Under Contract	Remodeled: 2024
Living Sq. Ft.: <b>1,218</b>	List Date & DOM:	05-02-2024 & 63	Total Parking: <b>0</b>
Land Sq. Ft.: <b>5,022</b>	Condition:	Excellent, Above Average	Assessed Value
Lanai Sq. Ft.: <b>0</b>	Frontage:		Building: <b>\$138,700</b>
Sq. Ft. Other: <b>0</b>	Tax/Year:	\$169/2023	Land: <b>\$680,800</b>
Total Sq. Ft. <b>1,218</b>	Neighborhood:	Waipahu-lower	Total: <b>\$819,500</b>
Maint./Assoc. <b>\$0 / \$0</b>		Zone D - <u>Tool</u>	Stories / CPR: One / No
3 Car+, Boat, C Parking: Street	arport, Driveway,	Frontage:	
Zoning: 05 - R-5 Reside	ntial District	View: N	lone

**Public Remarks:** PRICE IMPROVEMENT FOR THIS FULLY RENOVATED HOME! Located minutes from Waikele, this charming home meticulously renovated by the Flippin Uce, seamlessly integrates old Hawaii living with contemporary comforts. Inside, a modern floor plan invites gatherings, boasting an open kitchen layout adorned with quartz countertops and stainless steel appliances. Keep cool year-round with a new split AC unit and new energy-efficient dual-pane windows, while insulated ceilings and walls ensure coziness. Every corner reflects thorough renovation, from upgraded electrical and plumbing systems to a brand-new roof, recently fumigated offering the new homeowner peace of mind. Outside, enjoy large carport with new asphalt driveway with 2 mature/fruitful ulu trees and a coconut tree for true island living. Embrace the timeless allure of Hawaii with the luxury of modern convenience in this meticulously updated abode. **Sale Conditions:** None **Schools:** , , \* Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info



Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	DOM
94-507 Niulii Street	<u>\$1,000,000</u>	4 & 2/0	1,218   \$821	5,022   \$199	63

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
94-507 Niulii Street	\$169   \$0   \$0	\$680,800	\$138,700	\$819,500	122%	1956 & 2024

94-507 Niulii Street - MLS#: 202409412 - Original price was \$1,100,000 - PRICE IMPROVEMENT FOR THIS FULLY RENOVATED HOME! Located minutes from Waikele, this charming home meticulously renovated by the Flippin Uce, seamlessly integrates old Hawaii living with contemporary comforts. Inside, a modern floor plan invites gatherings, boasting an open kitchen layout adorned with quartz countertops and stainless steel appliances. Keep cool year-round with a new split AC unit and new energy-efficient dual-pane windows, while insulated ceilings and walls ensure coziness. Every corner reflects thorough renovation, from upgraded electrical and plumbing systems to a brand-new roof, recently fumigated offering the new homeowner peace of mind. Outside, enjoy large carport with new asphalt driveway with 2 mature/fruitful ulu trees and a coconut tree for true island living. Embrace the timeless allure of Hawaii with the luxury of modern convenience in this meticulously updated abode. **Region:** Waipahu **Neighborhood:** Waipahu-lower **Condition:** Excellent, Above Average **Parking:** 3 Car+, Boat, Carport, Driveway, Street **Total Parking:** 0 **View:** None **Frontage: Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** , , \* <u>Request Showing</u>, Photos, History, Maps, Deed, Watch List, Tax Info