Makakilo Hale 1 92-1251 Panana Street Unit 1, Kapolei 96707 * $640,000

Beds:	**4**	MLS#:	**202411723, FS**	Year Built:	**1974**
Bath:	**2/0**	Status:	**Active Under Contract**	Remodeled:	**2024**
Living Sq. Ft.:	**1,335**	List Date & DOM:	**05-22-2024** & **30**	Total Parking:	**2**
Land Sq. Ft.:	**408,201**	Condition:	**Excellent**	Assessed Value	
Lanai Sq. Ft.:	**0**	Frontage:		Building:	**$268,600**
Sq. Ft. Other:	**0**	Tax/Year:	**$162/2023**	Land:	**$286,100**
Total Sq. Ft.	**1,335**	Neighborhood:	**Makakilo-upper**	Total:	**$554,700**
Maint./Assoc.	**$717 / $0**	Flood Zone:	**Zone D - Tool**	Stories / CPR:	**Two / No**
Parking:	**Assigned, Open - 2**	Frontage:			
Zoning:	**11 - A-1 Low Density Apartment**	View:	**None**		

Public Remarks: Just completed, fully renovated 4 bedroom, 2 bath unit at Makakilo Hale 1. Large and private end unit, this 2-story townhouse with a bedroom and full bathroom on the ground floor features new open kitchen concept, new appliances, new bathroom and showers, and waterproof vinyl plank flooring. New appliances include refrigerator, stove/oven, range hood, and water heater. Unit comes with 2 end parking stalls with front and rear fenced courtyards. Amenities include swimming pool and resident manager. Conveniently located across City and County Park and Mauka Lani Elementary School. Makakilo Hale 1 has relatively low HOA fees, especially when compared to neighboring Makakilo Hale 2 (lower than a 3 bedroom unit). Next open scheduled for Sunday 6/2/24, 2-5. Owner is a licensed real estate agent. Listing agent is son of the owners. *Please note that the address differs from the unit address sign on the building. The address sign on the side of the building uses 92-1249. **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
92-1251 Panana Street 1	$640,000	4 & 2/0	1,335 | $479	408,201 | $2	30

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
92-1251 Panana Street 1	$162 | $717 | $0	$286,100	$268,600	$554,700	115%	1974 & 2024

92-1251 Panana Street 1 - MLS#: 202411723 - Just completed, fully renovated 4 bedroom, 2 bath unit at Makakilo Hale 1. Large and private end unit, this 2-story townhouse with a bedroom and full bathroom on the ground floor features new open kitchen concept, new appliances, new bathroom and showers, and waterproof vinyl plank flooring. New appliances include refrigerator, stove/oven, range hood, and water heater. Unit comes with 2 end parking stalls with front and rear fenced courtyards. Amenities include swimming pool and resident manager. Conveniently located across City and County Park and Mauka Lani Elementary School. Makakilo Hale 1 has relatively low HOA fees, especially when compared to neighboring Makakilo Hale 2 (lower than a 3 bedroom unit). Next open scheduled for Sunday 6/2/24, 2-5. Owner is a licensed real estate agent. Listing agent is son of the owners. *Please note that the address differs from the unit address sign on the building. The address sign on the side of the building uses 92-1249. **Region:** Makakilo **Neighborhood:** Makakilo-upper **Condition:** Excellent **Parking:** Assigned, Open - 2 **Total Parking:** 2 **View:** None **Frontage: Pool: Zoning:** 11 - A-1 Low Density Apartment **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market