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

Beds: 4	MLS#:	<u>202411723</u> , 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 - <u>Tool</u>	Stories / CPR: Two / No
Parking: Assigned, Open - 2		Frontage:	
Zoning: 11 - A-1 Low Density	Apartment	View: None	9

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:** , , * <u>Request Showing</u>, <u>Photos</u>, <u>History</u>, <u>Maps</u>, <u>Deed</u>, <u>Watch List</u>, <u>Tax Info</u>



Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
92-1251 Panana Street 1	<u>\$640,000</u>	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:** , , * <u>Request Showing</u>, <u>Photos</u>, <u>History</u>, <u>Maps</u>, <u>Deed</u>, <u>Watch List</u>, <u>Tax Info</u>

DOM = Days on Market