87-147 Palakamana Street, Waianae 96792 * $683,000

Beds:	**3**	MLS#:	**202412375, FS**	Year Built:	**1946**
Bath:	**2/0**	Status:	**Active Under Contract**	Remodeled:	**2018**
Living Sq. Ft.:	**1,327**	List Date & DOM:	**06-07-2024** & **29**	Total Parking:	**2**
Land Sq. Ft.:	**5,000**	Condition:	**Above Average**	Assessed Value	
Lanai Sq. Ft.:	**0**	Frontage:		Building:	**$1,600**
Sq. Ft. Other:	**0**	Tax/Year:	**$142/2023**	Land:	**$455,000**
Total Sq. Ft.	**1,327**	Neighborhood:	**Maili**	Total:	**$456,600**
Maint./Assoc.	**$0 / $0**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**One / No**
Parking:	**2 Car, Carport**	Frontage:			
Zoning:	**05 - R-5 Residential District**	View:	**None**		

Public Remarks: This beautifully renovated SINGLE-STORY home boasts all the most desirable features: NO maintenance fees, NO HOA fees, renovated, & a large back yard! It has a well-designed open floor plan with an abundance of natural light. The home includes 3 bedrooms & 1 full bath, plus a second bathroom in the renovated back lanai. Renovations in 2018 include a NEW ROOF, an expanded 2-car carport with a new slab and roller gate, new kitchen cabinets & counter-tops, all stainless steel appliances, new walk-in shower, new split AC unit in the living room, ceiling fans in all bedrooms, upgraded lighting fixtures, refinished covered lanai floor, & new backyard pavers (open lanai approx 480 sq ft). The entire interior flooring has been updated with vinyl plank. The backyard features an herb garden & multiple fruit trees; Thyme, Cilantro, Mint, Avocado, Papaya, Fig, Lime, Lemon, and Cherry Tomatoes! Conveniently situated a short distance from the beach and bus service, and just a brief drive to restaurants, shops, medical facilities & Aulani Disney Resort. Note: Number of bedrooms & bathrooms differs from tax records. Buyer to do their due diligence. *Sellers are trying to avoid a short sale.* **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
87-147 Palakamana Street	$683,000	3 & 2/0	1,327 | $515	5,000 | $137	29

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
87-147 Palakamana Street	$142 | $0 | $0	$455,000	$1,600	$456,600	150%	1946 & 2018

87-147 Palakamana Street - MLS#: 202412375 - This beautifully renovated SINGLE-STORY home boasts all the most desirable features: NO maintenance fees, NO HOA fees, renovated, & a large back yard! It has a well-designed open floor plan with an abundance of natural light. The home includes 3 bedrooms & 1 full bath, plus a second bathroom in the renovated back lanai. Renovations in 2018 include a NEW ROOF, an expanded 2-car carport with a new slab and roller gate, new kitchen cabinets & counter-tops, all stainless steel appliances, new walk-in shower, new split AC unit in the living room, ceiling fans in all bedrooms, upgraded lighting fixtures, refinished covered lanai floor, & new backyard pavers (open lanai approx 480 sq ft). The entire interior flooring has been updated with vinyl plank. The backyard features an herb garden & multiple fruit trees; Thyme, Cilantro, Mint, Avocado, Papaya, Fig, Lime, Lemon, and Cherry Tomatoes! Conveniently situated a short distance from the beach and bus service, and just a brief drive to restaurants, shops, medical facilities & Aulani Disney Resort. Note: Number of bedrooms & bathrooms differs from tax records. Buyer to do their due diligence. *Sellers are trying to avoid a short sale.* **Region:** Leeward **Neighborhood:** Maili **Condition:** Above Average **Parking:** 2 Car, Carport **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