Penakii 94-1208 Kipaa Place Unit 4C, Waipahu 96797 * Penakii * $615,000

Beds:	**2**	MLS#:	**202413919, FS**	Year Built:	**1981**
Bath:	**1/1**	Status:	**Active Under Contract**	Remodeled:	
Living Sq. Ft.:	**875**	List Date & DOM:	**06-10-2024** & **8**	Total Parking:	**2**
Land Sq. Ft.:	**0**	Condition:	**Above Average**	Assessed Value	
Lanai Sq. Ft.:	**100**	Frontage:		Building:	**$235,000**
Sq. Ft. Other:	**0**	Tax/Year:	**$170/2024**	Land:	**$346,600**
Total Sq. Ft.	**975**	Neighborhood:	**Waipio Gentry**	Total:	**$581,600**
Maint./Assoc.	**$492 / $18**	Flood Zone:	**Zone D - Tool**	Stories / CPR:	**One / No**
Parking:	**Assigned, Covered - 1, Guest, Open - 1**	Frontage:			
Zoning:	**11 - A-1 Low Density Apartment**	View:	**Coastline, Mountain, Sunrise**		

Public Remarks: Welcome home to Penakii in Waipio Gentry! This single level 2-bedroom 1 1/4-bath home has been been freshly painted and updated for you to immediately enjoy. The home chef will love the large gas range and efficient, updated kitchen that includes stainless steel appliances and sparkling, eat-on granite counter. With a spacious dining and living area, entertaining is a breeze as your guests spill out to the large lanai and huge private yard with plenty of room to play and grow. 2 generously sized bedrooms include ceiling fans and window a/c units for your cool comfort. The primary bedroom includes a private courtyard, 2 large closets, and the added luxury of it's own vanity and sink. Located in the heart of central Oahu, you'll enjoy all the amenities of this well planned community that includes manicured parks and walking paths throughout the neighborhood, excellent schools, and the convenience of being close to Costco, shopping, dining, military bases, freeway on/off ramps, and the airport. Come discover one of central Oahu's favorite places to call home! **Sale Conditions:** None **Schools:** Kanoelani, Highlands, Pearl City * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	Lanai	Occ.	FL	DOM
94-1208 Kipaa Place 4C	$615,000	2 & 1/1	875 | $703	0 | $inf	100	67%	1	8

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
94-1208 Kipaa Place 4C	$170 | $492 | $18	$346,600	$235,000	$581,600	106%	1981 & NA

94-1208 Kipaa Place 4C - MLS#: 202413919 - Welcome home to Penakii in Waipio Gentry! This single level 2-bedroom 1 1/4-bath home has been been freshly painted and updated for you to immediately enjoy. The home chef will love the large gas range and efficient, updated kitchen that includes stainless steel appliances and sparkling, eat-on granite counter. With a spacious dining and living area, entertaining is a breeze as your guests spill out to the large lanai and huge private yard with plenty of room to play and grow. 2 generously sized bedrooms include ceiling fans and window a/c units for your cool comfort. The primary bedroom includes a private courtyard, 2 large closets, and the added luxury of it's own vanity and sink. Located in the heart of central Oahu, you'll enjoy all the amenities of this well planned community that includes manicured parks and walking paths throughout the neighborhood, excellent schools, and the convenience of being close to Costco, shopping, dining, military bases, freeway on/off ramps, and the airport. Come discover one of central Oahu's favorite places to call home! **Region:** Waipahu **Neighborhood:** Waipio Gentry **Condition:** Above Average **Parking:** Assigned, Covered - 1, Guest, Open - 1 **Total Parking:** 2 **View:** Coastline, Mountain, Sunrise **Frontage: Pool: Zoning:** 11 - A-1 Low Density Apartment **Sale Conditions:** None **Schools:** Kanoelani, Highlands, Pearl City * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number