

## **Watercolors at Makakilo 92-831 Makakilo Drive Unit 4, Kapolei 96707 \* \$835,000**

Beds: <b>3</b>	MLS#: <b>202415681, FS</b>	Year Built: <b>2002</b>
Bath: <b>2/1</b>	Status: <b>Active</b>	Remodeled: <b>2023</b>
Living Sq. Ft.: <b>1,120</b>	List Date & DOM: <b>07-09-2024 &amp; 4</b>	Total Parking: <b>2</b>
Land Sq. Ft.: <b>4,380</b>	Condition: <b>Excellent</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>36</b>	Frontage:	Building: <b>\$216,000</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$205/2023</b>	Land: <b>\$581,400</b>
Total Sq. Ft. <b>1,156</b>	Neighborhood: <b>Makakilo-upper</b>	Total: <b>\$797,400</b>
Maint./Assoc. <b>\$411 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone D - Tool</b>	Stories / CPR: <b>Two / No</b>
Parking: <b>Garage</b>	Frontage:	
<a href="#">Zoning</a> : <b>12 - A-2 Medium Density Apartme</b>	View: <b>Diamond Head</b>	

**Public Remarks:** Embrace the perfect blend of investment potential and homeownership dreams with this newly renovated two-story gem on the hills of Makakilo. Boasting partial Diamond Head and ocean views, this home offers a spacious main suite on the ground floor, soaring vaulted ceilings, and an open layout that exudes comfort and elegance. Located in the picturesque Watercolors at Makakilo community, you're just minutes from Kapolei City, vibrant shopping malls, popular eateries, and entertainment options, with seamless freeway access. Ideal for investors or those exploring rent-to-own options, the property includes common expenses such as sewer and water. Tenant is in contract until the end of April 2025. Rental income is \$3500 per month. Some photos may have been virtually staged to showcase the possibilities. Monthly maintenance fee is \$410.51, with an annual Palehua Community Association fee of \$111.25. Seize this rare opportunity to invest in or own a slice of paradise! **Sale Conditions:** None **Schools:** [Makakilo](#), [Kapolei](#), [Kapolei](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	DOM
<a href="#">92-831 Makakilo Drive 4</a>	<a href="#">\$835,000</a>	3 & 2/1	1,120   \$746	4,380   \$191	4

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">92-831 Makakilo Drive 4</a>	\$205   \$411   \$0	\$581,400	\$216,000	\$797,400	105%	2002 & 2023

[92-831 Makakilo Drive 4](#) - MLS#: [202415681](#) - Embrace the perfect blend of investment potential and homeownership dreams with this newly renovated two-story gem on the hills of Makakilo. Boasting partial Diamond Head and ocean views, this home offers a spacious main suite on the ground floor, soaring vaulted ceilings, and an open layout that exudes comfort and elegance. Located in the picturesque Watercolors at Makakilo community, you're just minutes from Kapolei City, vibrant shopping malls, popular eateries, and entertainment options, with seamless freeway access. Ideal for investors or those exploring rent-to-own options, the property includes common expenses such as sewer and water. Tenant is in contract until the end of April 2025. Rental income is \$3500 per month. Some photos may have been virtually staged to showcase the possibilities. Monthly maintenance fee is \$410.51, with an annual Palehua Community Association fee of \$111.25. Seize this rare opportunity to invest in or own a slice of paradise! **Region:** Makakilo **Neighborhood:** Makakilo-upper **Condition:** Excellent **Parking:** Garage **Total Parking:** 2 **View:** Diamond Head **Frontage:** Pool: **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** [Makakilo](#), [Kapolei](#), [Kapolei](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market