

## Residential Full

**1-9-2-019-024-0056 92-1132 Panana St #229, Kapolei 96707**

MLS#: **201931346**  
 Status: **Sold**  
 Lnd Tenure: **FS - Fee Simple**  
 Listing Service: **Full Service**

Region: **Makakilo** Bldg Nm: **Palehua Villas**  
 Nghbrhd: **MAKAKILO-UPPER**  
 Fee Options:

LP: **\$325,000**  
 OLP: **\$325,000**  
 SP: **\$320,000**



### General Information

Prop Type: **Condo/Townhouse**  
 Style: **Townhouse**  
 Prop Cond: **Above Average, Excellent**

DOM: **26**  
 CDOM: **88**  
 Furnished: **None**  
 Fract Own: **No**

### Sqft Information

Grg/Car Sqft: **743**  
 Sqft Liv: **743**  
 Lanai Sqft: **0**  
 Sqft Oth: **0**  
 Total Sqft: **743**  
 Land Sqft: **106,156**  
 Lot Acres: **2.437**

### Bldg Information

Beds: **2**  
 Baths: **1/0**  
 New Dev: **No**  
 Ttl Park: **1**  
 Stories: **1**  
 Yr Rmdled: **2015**  
 Year Built: **1987**

### School Information

Elem:  
 Middle:  
 High:

### Additional Information

View: **Ocean**  
 Zoning: **11 - A-1 Low Density Apartment**  
 Flood Zone: **Zone V, Zone VE, Zone X**  
 Land Recorded: **Land Court**

Recent: **01/17/2020 : Sold : EN->S**

### Listing/Agent/Office Information

Listing Date: **11/12/19** Cont Acc Date: **12/14/19**  
 Possession: **45 Days or Less, At Closing**  
 List Type: **Exclusive Rights**  
 Agent: **Daniel J Pacheco Jr. (R)**  
 Ag Email: **danny\_pacheco@hotmail.com**  
 License #: **RB-12467**  
 Office: **Island Heritage Realty, Inc.**  
 Comp Sub To:  
 Dual Var Rate: **No**

Tmp Wth Date:  
 Exp Date: **05/12/20**  
 Off Mrkt Date: **01/17/20**  
 Lock Box: **Yes**  
 Lockbox Serial:  
 Agent Ph: **(808) 226-6510**  
 Office Ph: **(808) 941-7773**  
 Off Fax Ph: **(808) 239-5391**  
 Comp: **2.5**  
 Remarks

Pub Rmks: **Just re-listed at lower price, 325,000 price is now firm. Nice 2 bedroom 1 bath unit in Palehua Villas, with one open parking stall. Totally remodeled kitchen and bath in 2015, new appliances, and 45 degree cut ceramic tile floors unit shows well and was just freshly painted. Great solid investment for investor or first time buyer. Hurry this unit wont last long. To be sold is As Is Condition !!!Easy to see.**

Agent Rmks: **Vacant on lock box. Call Danny for combo. Must use Jill Kauka First American Title Kapiolani Branch. Call Office & Go**

### Association/Condo Information

Assoc Fees: **\$11.00**  
 Maintenance Fee: **\$354.84**  
 Oth Fees Mthy:  
 Condo Prp Reg:  
 Unit Features:  
 Owner Occpncy%: **51**  
 Mgmt Co: **All Communiy management**  
 Community Assn: **PCA**  
 Public Report #:  
 Ttl Mon Fees: **\$366.00**  
 Fee Includes: **Other Common Expenses, Sewer, Water**  
 Oth Mthy Fees Incl: **Association**  
 Condo Park Unit: **140** Floor #: **2**  
 # Elevators:  
 Mgmt Co #: **524-7707**  
 Assoc Phone: **531-9100**

### Features

Parking: **Guest, Open - 1, Street**  
 Roofing:  
 Topography:  
 Amenities: **Resident Manager**  
 Inclusions: **Cable TV, Ceiling Fan, Disposal, Dryer, Microwave Hood, Range/Oven, Refrigerator, Washer**  
 Disclosures: **Pets Allowed (Verify)**  
 Flooring: **Ceramic Tile**  
 Construction: **Above Ground, Double Wall, Wood Frame**

### Tax & Financial Information

TMK: **1-9-2-019-024-0056**  
 Taxes/Mnthly: **\$67** Tax Assess Imp: **\$118,000** Terms Acceptable: **Cash, Conventional, VA**  
 Tax Year: **2019** Tax Assess Lnd: **\$183,800** Rent Inc Mthy:  
 Home Exempt: **80000** Tax Assess Tot: **\$301,800** Spdl Sales Cond: **None**  
 Sold Information

Sold Date: **01/17/20** Cont Acc Date: **12/14/19** Sold Price: **\$320,000** DOM: **26**  
 Buy Agent: **Denise Y Takara (RA)** Agent Ph: **(808) 221-5738** CDOM: **88**  
 Buy Off: **Locations LLC**  
 Co Buy Agent:  
 Co Buy Off:  
 Concessions:  
 Sell Ag Remarks:  
 Agent Ph:  
 Office Ph:  
 Buyer Financing: **Conventional**

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**1-2-1-005-004-0226 1515 Nuuanu Ave #657, Honolulu 96817**

MLS#: **201933106** Region: **Metro** Bldg Nm: **Queen Emma Gardens** LP: **\$369,000**  
 Status: **Sold** Nghbrhd: **DOWNTOWN** OLP: **\$379,998**  
 Lnd Tenure: **FS - Fee Simple** Fee Options: SP: **\$350,000**  
 Listing Service: **Full Service**



General Information

Prop Type: **Condo/Townhouse**  
 Style: **High-Rise 7+ Stories**  
 Prop Cond: **Above Average**

DOM: **36**  
 CDOM: **36**  
 Furnished: **No**  
 Fract Own: **No**

Sqft Information

Grg/Car Sqft: **749**  
 Lanai Sqft: **67**  
 Sqft Oth: **816**  
 Total Sqft: **816**  
 Lot Acres: **1963**

Bldg Information

Beds: **2**  
 Baths: **1/0**  
 New Dev: **No**  
 Ttl Park: **1**  
 Stories: **1963**  
 Year Built: **1963**

School Information

Elem: **Royal**  
 Middle: **Central**  
 High: **Mckinley**

Additional Information

View: **City, Mountain**  
 Zoning: **12 - A-2 Medium Density Apartme**  
 Flood Zone: **Zone X**  
 Land Recorded: **Land Court**

Recent: **01/21/2020 : Sold : ES->S**

Listing/Agent/Office Information

Listing Date: <b>11/23/19</b>	Cont Acc Date: <b>12/27/19</b>	Tmp Wth Date:	Exp Date:
Possession: <b>45 Days or Less</b>		Occupant Type:	Off Mrkt Date: <b>01/21/20</b>
List Type: <b>Exclusive Rights</b>		Listing Svc: <b>Full Service</b>	Lock Box: <b>Yes</b>
Agent: <b>Jimmy Huang (RA)</b>		Agent Mbr #: <b>26360</b>	Lockbox Serial:
Ag Email: <b>qyhuang88@yahoo.com</b>		Corp Office Lic #: <b>RB-19986</b>	Agent Ph: <b>(808) 255-9450</b>
License #: <b>RS-62200</b>		Office Mbr #: <b>HHRH</b>	Office Ph: <b>(808) 352-6678</b>
Office: <b>Honolulu Hawaii Realty</b>		Method: <b>yes</b>	Off Fax Ph: <b>(808) 942-7420</b>
Comp Sub To: <b>Other</b>		GE Tax Paid-Seller: <b>Yes</b>	Comp: <b>2.5</b>
Dual Var Rate: <b>Yes</b>		Remarks:	

Pub Rmks: **Huge price drop, and it's time to buy 2 Bedroom, 1 bathroom and 1 covered parking. Conveniently located near downtown, freeway, bus stop, and walking distance to Safeway, longs & drugs.**  
 Agent Rmks: **Please call Jimmy at 808-255-9450 to make an appointment to show the unit.**

Association/Condo Information

Assoc Fees:	Ttl Mon Fees: <b>\$1,028.00</b>	
Maintenance Fee: <b>\$1,027.66</b>	Fee Includes: <b>Cable TV, Electricity, Hot Water, Internet Service, Other Common Expenses</b>	
Oth Fees Mthy:	Oth Mthy Fees Incl:	
Condo Prp Reg:	Condo Park Unit: <b>130</b>	Floor #: <b>6</b>
Unit Features: <b>Single Level</b>		
Owner Occpncy%: <b>50</b>	# Elevators:	
Mgmt Co: <b>Touchstone</b>	Mgmt Co #: <b>566-4100</b>	
Community Assn:	Assoc Phone:	
Public Report #:		

Features

Parking: **Covered - 1**  
 Roofing: **Ceramic Tile, Laminate**  
 Topography: **Concrete**  
 Amenities: **BBQ, Community Laundry, Pool on Property, Resident Manager, Security Guard, Trash Chute**  
 Inclusions: **Disposal, Drapes, Range/Oven, Refrigerator, Smoke Detector**  
 Disclosures: **Property Disclosure Stmt**

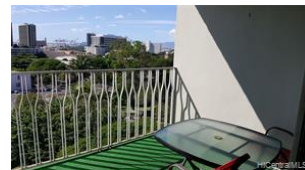
Tax & Financial Information

TMK: <b>1-2-1-005-004-0226</b>		
Taxes/Mnthly: <b>\$112</b>	Tax Assess Imp: <b>\$277,000</b>	Terms Acceptable: <b>Cash, Conventional</b>
Tax Year: <b>2019</b>	Tax Assess Lnd: <b>\$107,000</b>	Rent Inc Mthy:
Home Exempt: <b>0</b>	Tax Assess Tot: <b>\$384,000</b>	Spcl Sales Cond: <b>None</b>

Sold Information

Sold Date: <b>01/21/20</b>	Cont Acc Date: <b>12/27/19</b>	Sold Price: <b>\$350,000</b>	DOM: <b>36</b>
Buy Agent: <b>Daniel J Pacheco Jr. (R)</b>		Agent Ph: <b>(808) 226-6510</b>	CDOM: <b>36</b>
Buy Off: <b>Island Heritage Realty, Inc.</b>			
Co Buy Agent:		Agent Ph:	
Co Buy Off:		Office Ph:	
Concessions:		Buyer Financing: <b>Cash</b>	
Sell Ag Remarks:			

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