

## Residential Full

**1-9-4-171-039-0000 94-1070 Halehau St #39, Waipahu 96797**

MLS#: **201911350**  
 Status: **Sold**  
 Lnd Tenure: **FS - Fee Simple**  
 Listing Service: **Full Service**

Region: **Waipahu**  
 Nghbrhd: **ROYAL KUNIA**

Bldg Nm:  
 Fee Options:

LP: **\$750,000**  
 OLP: **\$750,000**  
 SP: **\$730,000**



### General Information

Prop Type: **Single Family**  
 Style: **Detach Single Family**  
 Prop Cond: **Above Average, Excellent**

DOM: **24**  
 CDOM: **24**  
 Furnished:  
 Fract Own: **No**

### Sqft Information

Grg/Car Sqft:  
 Sqft Liv: **1,680**  
 Lanai Sqft:  
 Sqft Oth:  
 Total Sqft: **1,680**  
 Land Sqft: **4,160**  
 Lot Acres: **.096**

### Bldg Information

Beds: **3**  
 Baths: **2/1**  
 New Dev: **No**  
 Ttl Park: **2**  
 Stories: **Two**  
 Yr Rmdled:  
 Year Built: **2004**

### School Information

Elem: **Kaleiopuu**  
 Middle: **Waipahu**  
 High: **Waipahu**

### Additional Information

View: **Garden, Other**  
 Zoning: **05 - R-5 Residential District**  
 Flood Zone: **Zone D**  
 Location: **Other**  
 Lot Desc: **Other**  
 Set Backs: **C&C, Of Record**  
 Easements: **None**  
 Land Recorded: **Regular System**

Recent: **07/22/2019 : Sold : ES->S**

### Listing/Agent/Office Information

Listing Date: **04/23/19** Cont Acc Date: **05/16/19**  
 Possession: **45 Days or Less**  
 List Type: **Exclusive Rights**  
 Agent: **Daniel J Pacheco Jr. (R)**  
 Ag Email: **danny\_pacheco@hotmail.com**  
 License #: **RB-12467**  
 Office: **Island Heritage Realty, Inc.**  
 Co-List Agent: **Allison S Goto (RA)**  
 Co Ag Email: **allisongoto@hotmail.com**  
 License #: **RS-55198**  
 Co-List Office: **Island Heritage Realty, Inc.**  
 Comp Sub To:  
 Dual Var Rate: **No**  
 Maintenance Fee:

Exp Date: **10/23/19**  
 Off Mrkt Date: **07/22/19**  
 Lock Box: **No**  
 Agent Ph: **(808) 226-6510**  
 Office Ph: **(808) 941-7773**  
 Co-List Agent Ph: **(808) 285-1959**  
 Co-List Office Ph: **(808) 941-7773**  
 Off Fax Ph: **(808) 239-5391**  
 Comp: **2.5**  
 Oth Fees Mthy:  
 Remarks

Pub Rmks: **First Open house this Sunday May 5th from 2 to 5pm. Rarely available flag lot!!! Nice large 3 bedroom 2.5 bath in Royal Kunia. Home in excellent to above average condition. Central A/C upstairs and one split system downstairs. Located in highly desirable neighborhood - close to Walmart, Restaurants and other shopping areas. Home to be sold in As Is condition.**

Agent Rmks: **By appointment only. Need at least 24hours notice. Must use Toni Tudor, First American Title, Kailua Branch. Call Ally 285-1959 for appointment.**

Show Inst: **One Day Notice Reqd, Appointment Only**

Mgmt Co: **Royal Kuniaj Community**  
 Community Assn: **Royal Kuniaj Community**  
 Public Report #: **Mgmt Co #: 808-688-9000**

### Features

Story Type: **Two**  
 Parking: **2 Car, Driveway, Street**  
 Roofing: **Composition**  
 Topography: **Level**  
 Pool Feat: **None**  
 Amenities: **Wall/Fence**  
 Utilities: **Cable, Connected, Internet, Public Water, Telephone, Underground Electricity, Water**  
 Inclusions: **AC Central, AC Split, Auto Garage Door Opener, Blinds, Cable TV, Ceiling Fan, Dishwasher, Disposal, Dryer, Range Hood, Range/Oven, Refrigerator, Smoke Detector, Washer**  
 Disclosures: **Property Disclosure Stmt**

### Tax & Financial Information

TMK: **1-9-4-171-039-0000**  
 Taxes/Mnthly: **\$189** Tax Assess Imp: **\$288,300** Terms Acceptable: **Cash, Conventional, FHA, VA**  
 Tax Year: **2019** Tax Assess Lnd: **\$459,800** Rent Inc Mthy:  
 Home Exempt: **80000** Tax Assess Tot: **\$748,100** Spd Sales Cond: **None**  
 Sold Information

Sold Date: **07/22/19** Cont Acc Date: **05/16/19** Sold Price: **\$730,000** DOM: **24**  
 Buy Agent: **Kessie Shentel Riodil (R)** Agent Ph: **(808) 371-9383** CDOM: **24**  
 Buy Off: **CENTURY 21 Homefinders of HI**  
 Co Buy Agent: Agent Ph:  
 Co Buy Off: Office Ph:  
 Concessions: Buyer Financing: **Conventional**  
 Sell Ag Remarks:



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