

# Residential Full with Photos

**1-9-4-007-012-0151 94-824 Lumiauau St #W103, Waipahu 96797**

MLS#: <b>202404278</b>	Region: <b>Waipahu</b>	Bldg Nm: <b>Fairway Village-Waik</b>	LP: <b>\$730,000</b>
Status: <b>Sold</b>	Nghbrhd: <b>WAIKELE</b>	Fee Options:	OLP: <b>\$730,000</b>
Lnd Tenure: <b>FS - Fee Simple</b>			SP: <b>\$720,000</b>
Listing Service: <b>Full Service</b>			



### General Information

Prop Type: **Condo/Townhouse**  
 Style: **Townhouse**  
 Prop Cond: **Excellent**

### Sqft Information

Grg/Car Sqft: **408**  
 Sqft Liv: **1,387**  
 Lanai Sqft: **79**

### Bldg Information

Beds: **3**  
 Baths: **2/1**  
 New Dev: **No**  
 Ttl Park: **2**  
 Addl Park: **0**  
 Stories: **2**  
 Yr Rmdld: **2024**  
 Year Built: **1992**

DOM: **8**  
 CDOM: **8**  
 Furnished: **Partial**  
 Fract Own: **No**

### School Information

Elem:  
 Middle:  
 High:

### Sqft Oth:

Total Sqft: **1,466**  
 Land Sqft: **802,288**  
 Lot Acres: **18.418**

### Additional Information

View: **Golf Course, Mountain**  
 Zoning: **05 - R-5 Residential District**  
 Flood Zone: **Zone D**  
 Prop Frnt: **Golf Course**  
 Land Recorded: **Dual Systems**

### Listing/Agent/Office Information

Listing Date: <b>02/29/24</b>	Cont Acc Date: <b>03/08/24</b>	Tmp Wth Date:	Exp Date: <b>08/26/24</b>
Possession: <b>At Closing</b>		Occupant Type: <b>Vacant</b>	Off Mrkt Date: <b>04/22/24</b>
List Type: <b>Exclusive Rights</b>		Listing Svc: <b>Full Service</b>	Lock Box: <b>OTHER</b>
Agent: <b>Daniel J Pacheco Jr. (R)</b>		Agent Mbr #: <b>03112</b>	Agent Ph: <b>(808) 226-6510</b>
Ag Email: <b>danny_pacheco@hotmail.com</b>		Corp Office Lic #: <b>RB-17314</b>	Office Ph: <b>(808) 941-7773</b>
License #: <b>RB-12467</b>		Office Mbr #: <b>ISLR</b>	Co-List Agent Ph: <b>(808) 285-1959</b>
Office: <b>Island Heritage Realty, Inc.</b>		Co-List Ag Mbr #: <b>23047</b>	
Co-List Agent: <b>Allison S Goto (RA)</b>		Corp Office Lic #: <b>RB-17314</b>	Co-List Office Ph: <b>(808) 941-7773</b>
Co Ag Email: <b>allisongoto@hotmail.com</b>		Co-List Off Mbr #: <b>ISLR</b>	Off Fax Ph: <b>(808) 239-5391</b>
License #: <b>RS-55198</b>			
Co-List Office: <b>Island Heritage Realty, Inc.</b>			

### Compensation to Cooperating Brokerage

Compensation: **2** % or \$: **%** GE Tax Paid-Seller: **Yes** Comp. Cmnts:  
 Dual/Var Rate: **No** Comp. Subj To: Comp. Method:

### Remarks

Pub Rmks: **Recently upgraded 3 bedrm 2-1/2 bath unit with back yard fronting the 3rd tee off hole. Spacious kitchen completely renovated with quartz countertop with lots of space for baking, projects and entertaining; stainless steel appliances, soft close drawers and cabinets. Bathrooms also upgraded with new vanity and toilets. Waterproof vinyl plank flooring downstairs and in bathrooms. Upstairs has new carpet. Bedrooms are upstairs, half bath downstairs. New dryer. Interior recently painted. Storage closet near entryway. Pet friendly complex. Near shopping, dining, entertainment and freeways. Guest parking conveniently located across unit. "W" building jus painted by association. Interior professionally cleaned, please remove J9. Sprinkler system is not set up. Unit being sold As Is.**

Agent Rmks: **Please use showing time to schedule appointments to show. Contact Ally with any questions. 808-285-1959. Please use First American Title, 1177 Kapiolani Blvd. Jill Kauka 808-457-3784. jkauka@firstam.com**

Show Inst: **Use ShowingTime**

### Association/Condo Information

Assoc Fees: <b>\$54.00</b>	Ttl Mon Fees: <b>\$903.00</b>	
Maintenance Fee: <b>\$849.02</b>	Fee Includes: <b>Sewer, Water</b>	
Oth Fees Mthy: <b>0</b>	Oth Mthy Fees Incl: <b>Association</b>	Floor #: <b>0</b>
Condo Park Unit: <b>0</b>	Condo Prp Reg:	
Unit Features: <b>Split Level, Storage, Yard</b>	# Elevators:	
Owner Occpncy%: <b>66</b>	Mgmt Co #: <b>808-593-9100</b>	
Mgmt Co: <b>Hawaiiana</b>	Assoc Phone:	
Community Assn: <b>Waialele Community Assn</b>		
Public Report #:		

### Features

Story Type: <b>Two</b>	Road Frontage:
Parking: <b>Covered - 2, Garage</b>	Flooring: <b>Vinyl, W/W Carpet</b>
Roofing:	Construction: <b>Concrete, Double Wall, Masonry/Stucco, Wood Frame</b>
Topography:	
Amenities: <b>Club House, Private Yard</b>	
Inclusions: <b>AC Window Unit, Auto Garage Door Opener, Ceiling Fan, Dishwasher, Disposal, Dryer, Microwave Hood, Range/Oven, Refrigerator, Washer, Water Heater</b>	
Disclosures: <b>Pets Allowed (Verify), Property Disclosure Stmt</b>	

### Tax & Financial Information

TMK: <b>1-9-4-007-012-0151</b>	Taxes/Mnthly: <b>\$106</b>	Tax Assess Imp: <b>\$203,700</b>	Terms Acceptable: <b>Cash, Conventional</b>
Tax Year: <b>2023</b>	Tax Assess Lnd: <b>\$524,500</b>	Rent Inc Mthy:	Spcl Sales Cond: <b>None</b>
Home Exempt: <b>0</b>	Tax Assess Tot: <b>\$728,200</b>		

### Sold Information

Sold Date: **04/22/24** Cont Acc Date: **03/08/24** Sold Price: **\$720,000** DOM: **8**

Buy Agent: **Sean S Takamori(RA)**  
Buy Off: **BHGRE Advantage Realty**  
Co Buy Agent:  
Co Buy Off:  
Concessions: **\$3,000**  
Sell Ag Remarks:

Agent Ph: **(808) 389-7326** CDOM: **8**  
Agent Ph:  
Office Ph:  
Buyer Financing: **Conventional**



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