

Property Full

1-9-1-157-051-0000 91-1179 Waipuhia St, Ewa Beach 96706

MLS#: **202403463**
Status: **Active**
Lnd Tenure: **FS - Fee Simple**
Listing Service: **Full Service**

Region: **Ewaplain** Bldg Nm:
Nghbrhd: **HOAKALEI-KA MAKANA** Fee Options:

LP: **\$1,230,000**
OLP: **\$1,280,000**



General Information

Prop Type: **Single Family**
Style: **Detach Single Family**
Prop Cond: **Excellent**

Sqft Information

Grg/Car Sqft:
Sqft Liv: **1,922**
Lanai Sqft:

Sqft Oth:
Total Sqft: **1,922**
Land Sqft: **4,200**
Lot Acres: **.096**

Bldg Information

Beds: **4**
Baths: **3/0**
New Dev: **No**
Ttl Park: **2**
Addl Park:
Stories:
Yr Rmdled: **2023**
Year Built: **2012**

DOM: **210**
CDOM: **210**
Furnished: **None**
Fract Own: **No**

School Information

Elem: **Ewa Beach**
Middle: **Ewa Makai**
High: **Campbell**

Additional Information

View: **None**
Zoning: **05 - R-5 Residential District**
Flood Zone: **Zone D**
Location: **Inside**
Lot Desc: **Clear**
Set Backs: **Of Record**
Easements: **None**
Land Recorded: **Land Court**

Listing/Agent/Office Information

Listing Date: **02/15/24** Cont Acc Date:
Possession: **45 Days or Less, 45 Days or More**
List Type: **Exclusive Rights**
Agent: **Shannon D Severance(R)**
Ag Email: **sseverance@remax.net**
License #: **RS-73715**
Office: **RE/MAX Honolulu**

Tmp Wth Date:
Occupant Type: **Owner**
Listing Svc: **Full Service**
Agent Mbr #: **42932**
Corp Office Lic #: **RB-20389**
Office Mbr #: **RMXH**

Exp Date: **02/14/25**
Off Mrkt Date:
Lock Box: **OTHER**
Agent Ph: **(808) 426-8772**
Office Ph: **(808) 687-8900**
Off Fax Ph: **(808) 687-8902**
Oth Fees Mthy:

Maintenance Fee: **\$259**

Assoc Fee:

Remarks

Pub Rmks:

Welcome home to Hawaii resort living at it's finest. This stunning 4 bedroom 3 bathroom single family home sits in luxurious Ka Makana at Hoakalei. Nestled quietly in the back of the neighborhood, you can escape to your private balcony or lavished lushed tropical landscaped yard. Pride of ownership with no detail overlooked. Custom engineered vinyl plank flooring, crown molding, built in wiring for surround sound. Central AC powered by 41 owned panels and 2 Tesla batteries to ensure lower energy cost year round. This home offers a lager great room, living area. Separate dining and open kitchen concept. Updated appliances, custom shelving, spice rack, and ample storage. Full bedroom and bathroom downstairs including a large walk-in storage closet. Oversized washer and dryer included in sale. Upstairs hosts 3 bedrooms including the primary with ensuite. Custom business/office area in loft. Enjoy sunsets on the upstairs balcony. HOA fees cover cable, internet, home phone, pool, tennis court, fitness center. A short walk or bike ride to the new Wai Kai Club and award winning Hoakalei County Club. Close to schools, shopping, beaches, golf, dining, public transportation and much more.

Agent Rmks:

For SHOWINGS, please EMAIL, sseverance@remax.net with the date and time of the requested showing. Allowing 24 hours notice for the owner. DO NOT USE SHOWING TIME. Kindly consider Tanya McBride - tmcbride@firstam.com with First American Title (Kapolei). Reviewing offers as received. Property to be sold AS-IS One Day Notice Reqd

Show Inst:

Mgmt Co:
Community Assn:
Public Report #:

Mgmt Co #:
Assoc Phone:

Features

Story Type: **Two**
Parking: **2 Car, Garage, Street**
Roofing: **Composition**
Topography: **Level**
Security Feat: **Key**
Pool Feat: **None**
Amenities: **Bedroom on 1st Floor, Entry, Full Bath on 1st Floor, Patio/Deck, Storage, Wall/Fence**
Utilities: **Cable, Internet, Public Water, Sewer Fee, Telephone, Underground Electricity, Water**
Inclusions: **AC Central, Auto Garage Door Opener, Blinds, Ceiling Fan, Chandelier, Dishwasher, Disposal, Dryer, Lawn Sprinkler, Microwave Hood, Photovoltaic - Owned, Range/Oven, Refrigerator, Smoke Detector, Solar Heater, Washer**

Disclosures:

Pet on Property, Photovoltaic, Property Disclosure Stmt

Tax & Financial Information

TMK: **1-9-1-157-051-0000**
Taxes/Mnthly: **\$25** Tax Assess Imp: **\$398,600** Terms Acceptable: **Cash, Conventional, VA**
Tax Year: **2023** Tax Assess Lnd: **\$819,500** Rent Inc Mthy:
Home Exempt: **100000** Tax Assess Tot: **\$1,218,100** Spcl Sales Cond: **None**

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