

Property Full

1-9-2-048-059-0000 92-809 Opalipali Pl, Kapolei 96707

MLS#: **202413863**
 Status: **Active**
 Lnd Tenure: **FS - Fee Simple**
 Listing Service: **Full Service**

Region: **Makakilo** Bldg Nm:
 Nghbrhd: **MAKAKILO-KAHIWELO**
 Fee Options:

LP: **\$1,150,000**
 OLP: **\$1,150,000**



General Information

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

DOM: **0**
 CDOM: **0**
 Furnished: **None**
 Fract Own: **No**

Sqft Information

Grg/Car Sqft:
 Sqft Liv: **1,442**
 Lanai Sqft:

Bldg Information

Beds: **3**
 Baths: **2/0**
 New Dev: **No**
 Ttl Park: **4**
 Addl Park:
 Stories:
 Yr Rmdled:
 Year Built: **2014**

School Information

Elem: **Kapolei**
 Middle: **Kapolei**
 High: **Campbell**

Sqft Oth:
 Total Sqft: **1,442**
 Land Sqft: **5,915**
 Lot Acres: **.136**

Additional Information

View: **Ocean, Sunset**
 Zoning: **05 - R-5 Residential District**
 Flood Zone: **Zone D**
 Location: **Inside**
 Lot Desc: **Clear**
 Set Backs: **C&C**
 Easements: **None**
 Land Recorded: **Land Court**

Recent: **06/24/2024 : NEW**

Listing/Agent/Office Information

Listing Date: **06/24/24** Cont Acc Date:
 Possession: **45 Days or Less, 45 Days or More**
 List Type: **Exclusive Rights**
 Agent: **Shannon D Severance(RA)**
 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: **06/24/25**
 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:
 Enhanced Photos: **No**

Assoc Fee: **\$50**

Compensation to Cooperating Brokerage

Compensation: **2** % or \$: **%**
 Dual/Var Rate: **No** Comp. Subj To:

GE Tax Paid-Seller: **Yes**
 Comp. Method:
 Remarks

Pub Rmks: **Welcome home to this single level home in highly sought after Kahiwele. This large 3 bedroom 2 bathroom home has an open floor plan and a stunning tropical indoor and out vibe. Pride of ownership at it's best with upgrades as follows, 2021, 23 Leased Solar Panels W/ Tesla battery lease amount \$223.12 a month transferable. 2023 Tesla Battery was installed. 2021, Installed doorbell camera, and two outdoor cameras through Vivint home security equipment staying, paid off. 2015 Directv/Fiber/cable pre-installed and ready. 2024 Replaced tracks and motor for Garage, can be controlled by app on phone. 2021 Custom bedroom closets have been a value of 6,600. 2021 Both bathrooms have been upgraded with tile flooring and new vanities a value of \$12,287. 2015 Fence and retaining wall with additional driveway space a value of \$70,000. 2016 Windows have been tinted to block 70% of heat to home a value of 1,000. 2021 Installed new luxury vinyl flooring with baseboards in home upgraded 22,000. 2022, Plantation shutters a value of 11,500. 2022 new AC Unit installed 5,500. 2021 Fridge, Dishwasher, oven and microwave upgraded for 3,500. Turn key ready and pristine. Close to shopping, dining and H1.**

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**

Show Inst:
 Mgmt Co:
 Community Assn: **Kahiwele At Makakilo**
 Public Report #:

Mgmt Co #:
 Assoc Phone: **8085939100**

Features

Story Type: **One**
 Parking: **3 Car+, Driveway, Garage, Street**
 Roofing: **Composition**
 Topography: **Gentle Slope**
 Security Feat: **Key**
 Pool Feat: **None**
 Amenities: **Bedroom on 1st Floor, Full Bath on 1st Floor, Landscaped, Wall/Fence**
 Utilities: **Cable, Internet, Public Water, Telephone, Underground Electricity, Water**
 Inclusions: **AC Central, Auto Garage Door Opener, Book Shelves, Cable TV, Ceiling Fan, Convection Oven, Dishwasher, Disposal, Dryer, Lawn Sprinkler, Microwave Hood, Photovoltaic - Leased, Range/Oven, Refrigerator, Satellite Dish, Security System, Smoke Detector, Solar Heater, Washer**

Road Frontage: **County Rd, Paved Rd**
 Flooring: **Vinyl**
 Construction: **Above Ground, Double Wall, Slab, Steel Frame**

Disclosures: **Photovoltaic, Property Disclosure Stmt**

Room Information

Room	Lvl	Description	Room	Lvl	Description
Living Room	L		Family Room	L	

Tax & Financial Information

TMK: 1-9-2-048-059-0000			
Taxes/Mnthly: \$305	Tax Assess Imp: \$405,900	Terms Acceptable: Cash, Conventional, VA	
Tax Year: 2023	Tax Assess Lnd: \$836,600	Rent Inc Mthy:	
Home Exempt: 100000	Tax Assess Tot: \$1,242,500	Spcl Sales Cond: None	

