

Property Full

1-4-6-031-016-0089 46-259 Kahuhipa St #303B, Kaneohe 96744

MLS#: **202417108**
Status: **Active**
Lnd Tenure: **FS - Fee Simple**
Listing Service: **Full Service**

Region: **Kaneohe** Bldg Nm: **Hale Anaole Apts**
Nghbrhd: **WINDWARD ESTATES**
Fee Options:

LP: **\$459,000**
OLP: **\$459,000**



General Information

Prop Type: **Condo/Townhouse**
Style: **Low-Rise 6 or Less Stories, Townhouse, Walk-Up**
Prop Cond: **Excellent**

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

Sqft Information

Grg/Car Sqft: **776**
Sqft Liv: **776**
Lanai Sqft:
Sqft Oth:
Total Sqft: **776**
Land Sqft: **96,965**
Lot Acres: **2.226**

Bldg Information

Beds: **2**
Baths: **1/0**
New Dev: **No**
Ttl Park: **1**
Addl Park: **0**
Stories:
Yr Rmdld: **2024**
Year Built: **1976**

School Information

Elem: **Heeia**
Middle: **King**
High: **Castle**

Additional Information

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

Recent: **08/02/2024 : NEW**

Listing/Agent/Office Information

Listing Date: **08/02/24** Cont Acc Date:
Possession: **45 Days or Less**
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: **08/02/25**
Off Mrkt Date:
Lock Box: **OTHER**
Agent Ph: **(808) 426-8772**
Office Ph: **(808) 687-8900**
Off Fax Ph: **(808) 687-8902**

Compensation to Cooperating Brokerage

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

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

Remarks

Pub Rmks: **Welcome home to this top floor remodel townhome in beautiful Kaneohe. Nestled in the back of the community you will find this charming home. Fresh new paint throughout with brand-new carpet upstairs. This turn key ready townhome is perfect for a first time home buyer or investor. Open floor plan with lots of lighting and clean clear views or the stunning Ko Olau mountains. The kitchen offers ample storage and counter space, as well as all major appliances. Living room area opens up to the amazing lanai. Relax in the peacefulness of the fresh air and breezes. Upstairs your will find 2 bedrooms and full bath. Maintenance fees include utilities, and basic cable. There is a playground and tennis courts for residents to enjoy. One assigned parking and plenty of guest parking. Hale Anaole is in a great location, close to shopping, dining, MCB, and freeways. Please call and make an appointment to see this stunning home today.**

Agent Rmks: **For SHOWINGS, please EMAIL, sseverance@remax.net with the date and time of the requested showing. 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: **<8 Hrs Notice Reqd**

Association/Condo Information

Assoc Fees:
Maintenance Fee: **\$751.00**
Oth Fees Mthly:
Condo Prp Reg:
Unit Features: **Multi Level, Split Level**
Owner Occpncy%: **57**
Mgmt Co: **Touchstone**
Community Assn:
Public Report #:

Ttl Mon Fees: **\$751.00**
Fee Includes: **Cable TV, Electricity, Sewer, Water**
Oth Mthly Fees Incl: **Association, Maintenance**
Condo Park Unit: **101** Floor #: **3**

Elevators:
Mgmt Co #: **8085664100**
Assoc Phone:

Features

Story Type: **Two**
Parking: **Assigned, Guest, Open - 1**
Roofing:
Topography:
Security Feat: **Key**
Amenities: **Community Laundry, Playground, Resident Manager, Tennis Court**
Inclusions: **Cable TV, Dishwasher, Dryer, Range/Oven, Refrigerator, Washer**
Disclosures: **Property Disclosure Stmt**

Road Frontage:
Flooring: **Ceramic Tile, W/W Carpet**
Construction: **Concrete**

Tax & Financial Information

TMK: **1-4-6-031-016-0089**
Taxes/Mnthly: **\$125** Tax Assess Imp: **\$388,200**
Tax Year: **2023** Tax Assess Lnd: **\$61,100**
Home Exempt: **0** Tax Assess Tot: **\$449,300**

Terms Acceptable: **Cash, Conventional, VA**
Rent Inc Mthly:
Spcl Sales Cond: **None**