

Listings Full

[1-9-4-007-032-0044](#) 94-630 Lumiaina St #D102, Waipahu 96797

MLS#: 201824064	Region: Waipahu	Bldg Nm: Parkglen at Waikele	LP: \$445,000
Status: Active	Nghbrhd: WAIKELE	OLP: \$445,000	
Lnd Tenure: FS - Fee Simple	Fee Options:		
Listing Service: Full Service			



General Information

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

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

Sqft Information

Grg/Car Sqft: 918
Sqft Liv: 918
Lanai Sqft: 90
Sqft Oth: 1,008
Total Sqft: 770,184
Land Sqft: 17.681
Lot Acres: 17.681

Bldg Information

Beds: 2
Baths: 2/0
New Dev: No
Ttl Park: 2
Stories: One
Yr Rmdled: 1993

School Information

Elem: Waikele
Middle: Waipahu
High: Waipahu

Additional Information

View: None
Zoning: 05 - R-5 Residential District
Flood Zone: Zone D
Land Recorded: Regular System

Recent: **09/10/2018 : NEW**

Listing/Agent/Office Information

Listing Date: 09/10/18	Cont Acc Date: 45 Days or Less, 45 Days or More, At Closing	Tmp Wth Date:	Exp Date: 09/10/19
Possession:		Occupant Type: Owner	Off Mrkt Date:
List Type: Exclusive Rights		Listing Svc: Full Service	Lock Box: Yes
Agent: Shannon D Severance (RA)		Agent Mbr #: 42932	Lockbox Serial:
Ag Email: sseverance@remax.net		Corp Office Lic #: RBO-16591-1	Agent Ph: (808) 426-8772
License #: RS-73715		Office Mbr #: RMXH02	Office Ph: (808) 687-8900
Office: RE/MAX Honolulu		Method: 0	Off Fax Ph: (808) 687-8902
Comp Sub To:		GE Tax Paid-Seller: Yes	Comp: 2.5
Dual Var Rate: Yes			

Remarks

Pub Rmks: Welcome home to this highly upgraded 2 bedrooms, 2 bath 2 parking ground floor unit in the Parkglen at Waikele community. Brand new carpet throughout. The kitchen features stainless steel appliances, quartz countertops, lots of counters and cabinet space, stunning tile backsplash, recessed and above sink lighting. A/C window unit in the living room and ceiling fans in each bedroom. Front loading washer and dryer. Enjoy evenings out in the beautifully landscaped yard with no neighbor behind. Minutes away from Waikele shopping center, restaurants, schools, and parks. Easy access to the freeway. This is the largest floorplan in Parkglen. .

Agent Rmks: For all showing requests please email assistant, Shantel: chongmunsayac@gmail.com. PLEASE, NO PHONE CALLS OR TEXT & DO NOT USE THE SHOWING TIME FEATURE. Seller kindly prefers Tanya McBride - tmcbride@firstam.com - with First American Title (Kapolei). SPECIAL ASSESSMENT is for 24 months (started in January 2018) \$266.00 for repairs/replacements of gutters, roofs, and sidings.

Show Inst: <8 Hrs Notice Req'd, Appointment Only

Association/Condo Information

Assoc Fees: \$44.00	Ttl Mon Fees: \$798.00
Maintenance Fee: \$488.00	Fee Includes: Other Common Expenses, Sewer, Water
Oth Fees Mthly: \$266	Oth Mthly Fees Incl: Special Assessment
Condo Prp Reg:	Condo Park Unit: 428/442 Floor #: 1
Unit Features: Even# Unit, Ground Floor Unit, Single Level, Yard	
Owner Occpncy%: 59	# Elevators:
Mgmt Co: Hawaiian Properties	Mgmt Co #: 539-9777
Community Assn: Waikele	Assoc Phone: 676-1991
Public Report #:	

Features

Story Type: One	Road Frontage:
Parking: Assigned, Guest, Open - 2, Street	
Roofing:	Flooring: Ceramic Tile, W/W Carpet
Topography:	Construction: Above Ground, Double Wall, Steel Frame
Security Feat: Key	
Amenities: BBQ, Patio/Deck, Private Yard, Recreation Area, Wall/Fence	
Inclusions: AC Window Unit, Blinds, Cable TV, Ceiling Fan, Dishwasher, Dryer, Microwave Hood, Range/Oven, Refrigerator, Washer	
Disclosures: Property Disclosure Stmt	

Tax & Financial Information

TMK: 1-9-4-007-032-0044		
Taxes/Mnthly: \$127	Tax Assess Imp: \$84,800	Terms Acceptable: Cash, Conventional, VA
Tax Year: 2017	Tax Assess Lnd: \$365,400	Rent Inc Mthly:
Home Exempt: 0	Tax Assess Tot: \$450,200	Spcl Sales Cond: None

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