

## Listings Full

**1-9-1-012-040-0065** **91-1031 Kaipalaoa St #1504, Ewa Beach 96706**      LP: **\$565,000**  
 MLS#: **201922309**      Region: **Ewaplain**      Bldg Nm: **Spinnaker**      OLP: **\$565,000**  
 Status: **Active**      Nghbrhd: **OCEAN POINTE**      Fee Options:  
 Lnd Tenure: **FS - Fee Simple**  
 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: **416**  
 Sqft Liv: **1,135**  
 Lanai Sqft: **113**  
 Sqft Oth: **0**  
 Total Sqft: **1,248**  
 Land Sqft: **5,893**  
 Lot Acres: **.135**

### Bldg Information

Beds: **3**  
 Baths: **2/1**  
 New Dev: **No**  
 Ttl Park: **2**  
 Stories: **Two**  
 Yr Rmdled: **0**  
 Year Built: **2005**

### School Information

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

### Additional Information

View: **None**  
 Zoning: **05 - R-5 Residential District**  
 Flood Zone: **Zone D**  
 Land Recorded: **Land Court**

Recent: **08/08/2019 : NEW**

### Listing/Agent/Office Information

Listing Date:	<b>08/08/19</b>	Cont Acc Date:		Tmp Wth Date:		Exp Date:	<b>08/08/20</b>
Possession:	<b>45 Days or Less, 45 Days or More, At Closing</b>	Exclusive Rights:		Occupant Type:	<b>Owner</b>	Off Mrkt Date:	
List Type:	<b>Exclusive Rights</b>	Agent:	<b>Shannon D Severance(RA)</b>	Listing Svc:	<b>Full Service</b>	Lock Box:	<b>Yes</b>
Ag Email:	<b>sseverance@remax.net</b>	Ag Email:	<b>sseverance@remax.net</b>	Agent Mbr #:	<b>42932</b>	Lockbox Serial:	
License #:	<b>RS-73715</b>	License #:	<b>RS-73715</b>	Corp Office Lic #:	<b>RBO-16591-1</b>	Agent Ph:	<b>(808) 426-8772</b>
Office:	<b>RE/MAX Honolulu</b>	Office:	<b>RE/MAX Honolulu</b>	Office Mbr #:	<b>RMXH02</b>	Office Ph:	<b>(808) 687-8900</b>
Comp Sub To:		Comp Sub To:		Method:	<b>%</b>	Off Fax Ph:	<b>(808) 687-8902</b>
Dual Var Rate:	<b>Yes</b>	Dual Var Rate:		GE Tax Paid-Seller:	<b>Yes</b>	Comp:	<b>2.5</b>
Remarks							

**Pub Rmks:** This lovingly maintained 3 bedrooms, 2.5 bath corner townhouse in the highly desired Spinnaker community features an open concept floor plan with ceramic tile flooring throughout the downstairs. You'll find stainless steel appliances along with lots of cabinets for storage in the kitchen. Newer carpet throughout the upstairs, central A/C, built-in desk space perfect for work or study, and spacious bedrooms. The master bedroom features an en-suite with a dual sink vanity, walk-in closet, and private toilet area. 2 car garage, great yard space for little ones or pets, and within walking distance of the community pool. Close to schools, parks, shoppings centers, and the community center. Just a short drive to beaches and Ka Makana Ali'i shopping mall.

**Agent Rmks:** For SHOWINGS, please EMAIL assistant, Shantel: chongmunsayac@gmail.com. Please, NO calls or text & DO NOT use the Showingtime feature (request will not be received). Seller kindly prefers Tanya McBride - tmcbride@firstam.com - with First American Title (Kapolei). All information deemed correct, but Buyer and Buyer agent to do due diligence.

**Show Inst:** One Day Notice Req'd, Appointment Only, Listor Must Be Present  
 Association/Condo Information

Assoc Fees:	<b>\$44.00</b>	Ttl Mon Fees:	<b>\$339.00</b>
Maintenance Fee:	<b>\$295.00</b>	Fee Includes:	<b>Other Common Expenses</b>
Oth Fees Mthy:		Oth Mthy Fees Incl:	<b>Association, Maintenance</b>
Condo Prp Reg:		Condo Park Unit:	<b>0</b>
Unit Features:	<b>Central AC, Corner/End, Even# Unit</b>	Floor #:	<b>1</b>
Owner Occpncy%:	<b>81</b>	# Elevators:	
Mgmt Co:	<b>Associa</b>	Mgmt Co #:	<b>836-0911</b>
Community Assn:	<b>Spinnaker Place Townhomes</b>	Assoc Phone:	
Public Report #:			

### Features

Story Type:	<b>Two</b>	Road Frontage:	
Parking:	<b>Garage, Street</b>	Flooring:	<b>Ceramic Tile, W/W Carpet</b>
Roofing:		Construction:	<b>Above Ground, Double Wall, Slab, Steel Frame, Vinyl</b>
Topography:			
Security Feat:	<b>Key, Security Patrol</b>		
Amenities:	<b>BBQ, Pool, Private Yard, Resident Manager, Wall/Fence</b>		
Inclusions:	<b>AC Central, Auto Garage Door Opener, Blinds, Ceiling Fan, Convection Oven, Dishwasher, Disposal, Dryer, Lawn Sprinkler, Microwave Hood, Range/Oven, Refrigerator, Washer</b>		
Disclosures:	<b>Property Disclosure Stmt</b>		

### Tax & Financial Information

TMK:	<b>1-9-1-012-040-0065</b>		
Taxes/Mnthly:	<b>\$132</b>	Tax Assess Imp:	<b>\$276,200</b>
Tax Year:	<b>2019</b>	Tax Assess Lnd:	<b>\$293,900</b>
Home Exempt:	<b>80000</b>	Tax Assess Tot:	<b>\$570,100</b>
		Terms Acceptable:	<b>Cash, Conventional, USDA Financing, VA</b>
		Rent Inc Mthy:	
		Spcl Sales Cond:	<b>None</b>

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