

## Residential Full

**1-4-2-004-038-0022** **1201B Akipoh St #7B, Kailua 96734**  
 MLS#: **201923910** Region: **Kailua** Bldg Nm: **Lakeview** LP: **\$795,000**  
 Status: **Active** Nghbrhd: **ENCHANTED LAKE** OLP: **\$795,000**  
 Lnd Tenure: **FS - Fee Simple** Fee Options:  
 Listing Service: **Full Service**



<u>General Information</u>		DOM: <b>0</b>
Prop Type:	<b>Condo/Townhouse</b>	CDOM: <b>0</b>
Style:	<b>Townhouse</b>	Furnished:
Prop Cond:	<b>Excellent</b>	Fract Own: <b>No</b>
<u>Sqft Information</u>		<u>School Information</u>
Grg/Car Sqft:		Elem: <b>Kaelepulu</b>
Sqft Liv:	<b>1,355</b>	Middle: <b>Kailua</b>
Lanai Sqft:	<b>268</b>	High: <b>Kailua</b>
Sqft Oth:		
Total Sqft:	<b>1,623</b>	
Land Sqft:	<b>391,474</b>	
Lot Acres:	<b>8.987</b>	
<u>Bldg Information</u>		
Beds:	<b>3</b>	
Baths:	<b>2/0</b>	
New Dev:	<b>No</b>	
Ttl Park:	<b>2</b>	
Stories:	<b>Two</b>	
Yr Rmdled:		
Year Built:	<b>1980</b>	
<u>Additional Information</u>		
View:	<b>Garden, Mountain</b>	
Zoning:	<b>05 - R-5 Residential District</b>	
Flood Zone:	<b>Zone X</b>	
Land Recorded:	<b>Regular System</b>	

Recent: **08/27/2019 : NEW**

### Listing/Agent/Office Information

Listing Date:	<b>08/27/19</b>	Cont Acc Date:		Tmp Wth Date:		Exp Date:	<b>08/27/20</b>
Possession:	<b>45 Days or Less, 45 Days or More, At Closing</b>			Occupant Type:	<b>Owner</b>	Off Mrkt Date:	
List Type:	<b>Exclusive Rights</b>			Listing Svc:	<b>Full Service</b>	Lock Box:	<b>Yes</b>
Agent:	<b>Shannon D Severance(RA)</b>			Agent Mbr #:	<b>42932</b>	Lockbox Serial:	
Ag Email:	<b>sseverance@remax.net</b>			Corp Office Lic #:	<b>RBO-16591-1</b>	Agent Ph:	<b>(808) 426-8772</b>
License #:	<b>RS-73715</b>			Office Mbr #:	<b>RMXH02</b>	Office Ph:	<b>(808) 687-8900</b>
Office:	<b>RE/MAX Honolulu</b>			Method:	<b>%</b>	Off Fax Ph:	<b>(808) 687-8902</b>
Comp Sub To:		GE Tax Paid-Seller:	<b>Yes</b>	Remarks:		Comp:	<b>2.5</b>
Dual Var Rate:	<b>Yes</b>						

Pub Rmks: **Location, location, location. This 3 bedroom, 2 bath townhouse in the highly desired Enchanted Lake community features an open concept floorplan that offers great indoor-outdoor entertaining with large sliding glass doors that open up to the wrap-around covered patio and beautiful views of the lake and mountains. The spacious kitchen has stainless steel appliances and lots of cabinet storage. Beautiful hardwood floors throughout, split A/C unit in the living room with a second unit in the master bedroom suite on the second floor, lots of natural light, a great cross breeze from trade winds, and lots of storage space. This pet-friendly community is surrounded by tranquil and lush greenery. Close to schools, parks, Kailua shopping center, restaurants, stunning beaches, and hiking trails.**

Agent Rmks: **OWNER OCCUPIED, 1 DAY NOTICE. For SHOWINGS, please EMAIL assistant, Shantel: chongmunsayac@gmail.com. Please, NO calls or text & DO NOT use the Showing Time feature (request will not be received). Seller kindly prefers Tanya McBride - tmcbride@firstam.com - with First American Title (Kapolei). All information deemed correct, but Buyers and Buyers agent to do due diligence.**

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

Assoc Fees:		Ttl Mon Fees:	<b>\$725.00</b>
Maintenance Fee:	<b>\$725.00</b>	Fee Includes:	<b>Other Common Expenses, Sewer, Water</b>
Oth Fees Mthy:		Oth Mthy Fees Incl:	<b>Association, Maintenance</b>
Condo Prp Reg:		Condo Park Unit:	<b>7B/7B</b> Floor #: <b>1</b>
Unit Features:	<b>Corner/End, Full Bath on 1st Floor, Split Level, Storage</b>		
Owner Occpncy%:	<b>53</b>	# Elevators:	
Mgmt Co:	<b>Hawaiian Properties</b>	Mgmt Co #:	<b>539-9718</b>
Community Assn:		Assoc Phone:	
Public Report #:			

### Features

Story Type:	<b>Two</b>	Road Frontage:	
Parking:	<b>Assigned, Carport, Covered - 1, Guest, Open - 1</b>	Flooring:	<b>Hardwood, Other</b>
Roofing:		Construction:	<b>Above Ground, Double Wall, Stone, Wood Frame</b>
Topography:			
Security Feat:	<b>Key, Video</b>		
Amenities:	<b>Patio/Deck, Storage, Wall/Fence</b>		
Inclusions:	<b>AC Split, Blinds, Ceiling Fan, Dishwasher, Disposal, Microwave Hood, Range Hood, Range/Oven, Refrigerator, Smoke Detector</b>		
Exclusions:	<b>Dryer, Other, Washer</b>		
Disclosures:	<b>Property Disclosure Stmt</b>		

### Tax & Financial Information

TMK:	<b>1-4-2-004-038-0022</b>		
Taxes/Mnthly:	<b>\$180</b>	Tax Assess Imp:	<b>\$531,400</b>
Tax Year:	<b>2019</b>	Tax Assess Lnd:	<b>\$119,400</b>
Home Exempt:	<b>0</b>	Tax Assess Tot:	<b>\$650,800</b>
Terms Acceptable:	<b>Cash, Conventional, VA</b>		
Rent Inc Mthy:			
Spd Sales Cond:	<b>Subject To Replacement Property</b>		

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