

Residential Full

1-9-4-002-024-0008 94-470 Paiwa St #23, Waipahu 96797

MLS#: **201932897**
 Status: **Active**
 Lnd Tenure: **FS - Fee Simple**
 Listing Service: **Full Service**

Region: **Waipahu** Bldg Nm: _____
 Nghbrhd: **WAIPAHU-LOWER** Fee Options: _____

LP: **\$700,000**
 OLP: **\$700,000**



General Information

Prop Type: **Single Family**
 Style: **Attached, CPR**
 Prop Cond: **Excellent**

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

Sqft Information

Grg/Car Sqft: **434**
 Sqft Liv: **1,468**
 Lanai Sqft: _____
 Sqft Oth: _____
 Total Sqft: **1,468**
 Land Sqft: **4,345**
 Lot Acres: **.100**

Bldg Information

Beds: **3**
 Baths: **2/1**
 New Dev: **No**
 Ttl Park: **4**
 Stories: **Two**
 Yr Rmdled: _____
 Year Built: **2018**

School Information

Elem: **August Ahrens**
 Middle: **Waipahu**
 High: **Waipahu**

Additional Information

View: **None**
 Zoning: **05 - R-5 Residential District**
 Flood Zone: **Zone D**
 Location: **Inside**
 Lot Desc: **Clear**
 Set Backs: **C&C**
 Easements: **Cable, Drainage, Electric, Sewer, Telephone, Water**
 Land Recorded: **Regular System**

Recent: **11/21/2019 : NEW**

Listing/Agent/Office Information

Listing Date: **11/21/19** Cont Acc Date: _____
 Possession: **45 Days or Less, 45 Days or More, At Closing**
 List Type: **Exclusive Rights**
 Agent: **Shannon D Severance(RA)**
 Ag Email: **sseverance@remax.net**
 License #: **RS-73715**
 Office: **RE/MAX Honolulu**
 Comp Sub To: _____
 Dual Var Rate: **Yes**
 Maintenance Fee: **\$125**

Tmp Wth Date: _____
 Occupant Type: **Owner**
 Listing Svc: **Full Service**
 Agent Mbr #: **42932**
 Corp Office Lic #: **RBO-16591-1**
 Office Mbr #: **RMXH02**
 Method: **%**
 GE Tax Paid-Seller: **No**
 Assoc Fee: _____

Exp Date: **11/21/20**
 Off Mrkt Date: _____
 Lock Box: **Yes**
 Lockbox Serial: _____
 Agent Ph: **(808) 426-8772**
 Office Ph: **(808) 687-8900**
 Off Fax Ph: **(808) 687-8902**
 Comp: **2.5**
 Oth Fees Mthy: _____

Remarks

Pub Rmks: **This 3 bedroom, 2.5 bath home in Pu'uwai Place is like new and conveniently located below Waikele with easy access to the freeway. The master bedroom and en suite are on the first floor. The second floor features an open floor plan with space for a formal dining area and is great for entertaining guests. Stainless steel appliances with beautiful quartz countertops and a large pantry in the kitchen. Spacious bedrooms, central A/C, Nest thermostat, and security system installed. Large fenced-in yard great for kids or animals. 4 parking (2 in the garage, 2 in the driveway) plus an extra assigned stall on the street. Minutes away from Leeward YMCA and the Waikele Premium Outlet center with lots of shops and restaurants to choose from. Low HOA that covers home painting and roof replacement**

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

Show Inst: **One Day Notice Req'd, Appointment Only, Listor Must Be Present**
 Mgmt Co: **Associa** Mgmt Co #: **836-0911**
 Community Assn: **Puuwai Place** Assoc Phone: _____
 Public Report #: _____

Features

Story Type: **Two** Road Frontage: **Paved Rd, Private Rd**
 Parking: **3 Car+, Driveway, Garage**
 Roofing: **Asphalt Shingle** Flooring: **Vinyl, W/W Carpet**
 Topography: **Up Slope** Construction: **Above Ground, Concrete, Double Wall, Slab, Wood Frame**
 Security Feat: **Key**
 Pool Feat: **None**
 Amenities: **Bedroom on 1st Floor, Full Bath on 1st Floor, Landscaped, Wall/Fence**
 Utilities: **Cable, Connected, Internet, Public Water, Sewer Fee, Telephone, Underground Electricity, Water**
 Inclusions: **AC Central, Auto Garage Door Opener, Blinds, Ceiling Fan, Convection Oven, Dishwasher, Disposal, Dryer, Lawn Sprinkler, Microwave Hood, Range/Oven, Refrigerator, Security System, Smoke Detector, Solar Heater, Washer**
 Disclosures: **Property Disclosure Stmt**

Tax & Financial Information

TMK: **1-9-4-002-024-0008**
 Taxes/Mnthly: **\$93** Tax Assess Imp: **\$275,300** Terms Acceptable: **Cash, Conventional, USDA Financing, VA**
 Tax Year: **2019** Tax Assess Lnd: **\$333,700** Rent Inc Mthy: _____
 Home Exempt: **0** Tax Assess Tot: **\$609,000** Spcl Sales Cond: **None**

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