

## Listings Full

**1-9-7-036-045-0000 1413 Nanakai St, Pearl City 96782**  
 MLS#: **201935874** Region: **PearlCity** Bldg Nm: LP: **\$710,000**  
 Status: **Active** Nghbrhd: **PEARL CITY-UPPER** OLP: **\$710,000**  
 Lnd Tenure: **FS - Fee Simple** Fee Options:  
 Listing Service: **Full Service**



### General Information

Prop Type: **Single Family**  
 Style: **Detach Single Family**  
 Prop Cond: **Above Average**

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

### Sqft Information

Grg/Car Sqft: **297**  
 Sqft Liv: **968**  
 Lanai Sqft: **495**  
 Sqft Oth: **0**  
 Total Sqft: **1,463**  
 Land Sqft: **5,082**  
 Lot Acres: **.117**

### Bldg Information

Beds: **3**  
 Baths: **1/0**  
 New Dev: **No**  
 Ttl Park: **2**  
 Stories: **One**  
 Yr Rmdled: **1975**  
 Year Built: **1957**

### School Information

Elem: **Pearl City Hlnd**  
 Middle: **Highlands**  
 High: **Pearl City**

### Additional Information

View: **None**  
 Zoning: **05 - R-5 Residential District**  
 Flood Zone: **Zone D**  
 Location: **Corner**  
 Lot Desc: **Clear**  
 Set Backs: **Of Record**  
 Easements: **Drainage, Sewer**  
 Land Recorded: **Land Court**

Recent: **01/02/2020 : NEW**

### Listing/Agent/Office Information

Listing Date:	<b>01/02/20</b>	Cont Acc Date:		Tmp Wth Date:		Exp Date:	<b>01/02/21</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:	<a href="mailto:sseverance@remax.net">sseverance@remax.net</a>			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>	Comp:	<b>3</b>
Dual Var Rate:	<b>Yes</b>			Remarks			

**Pub Rmks: This corner lot 3 bedrooms, 1 bath home has 29 leased PV panels with Sunrun and is ideally located in the well established Pearl City community with easy access to schools, various shopping centers, restaurants, and the freeway. Single level home with a great open floor plan and lots of natural light from the large picture windows. Spacious bedrooms, all major appliances in the kitchen, AC window units in the living room and master bedroom, and beautiful hardwood floors. The bathroom features a jacuzzi tub that's great for relaxing after a long day of work. The large covered patio plus wrap-around yard makes for a great space to hosts gatherings for family and friends or for children and fur babies to run around.**

**Agent Rmks: ONE DAY NOTICE. 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). Kindly consider Tanya McBride - tmcbride@firstam.com - with First American Title (Kapolei). All information deemed correct, but Buyer an Buyer agent to do due diligence.**

**Show Inst: One Day Notice Reqd, Appointment Only, Listor Must Be Present**

Mgmt Co: **Mgmt Co #:**  
 Community Assn: **Assoc Phone:**  
 Public Report #:

### Features

Story Type:	<b>One</b>	Road Frontage:	<b>Paved Rd</b>
Parking:	<b>2 Car, Carport</b>	Flooring:	<b>Ceramic Tile, Hardwood</b>
Roofing:	<b>Asphalt Shingle</b>	Construction:	<b>Above Ground, Wood Frame</b>
Topography:	<b>Level</b>		
Security Feat:	<b>Key</b>		
Pool Feat:	<b>None</b>		
Amenities:	<b>Bedroom on 1st Floor, Full Bath on 1st Floor, Patio/Deck, Storage, Wall/Fence</b>		
Utilities:	<b>Cable, Internet, Public Water, Sewer Fee, Telephone, Water</b>		
Inclusions:	<b>AC Window Unit, Blinds, Ceiling Fan, Dishwasher, Photovoltaic, Range Hood, Range/Oven, Refrigerator, Smoke Detector</b>		
Disclosures:	<b>Property Disclosure Stmt</b>		

### Tax & Financial Information

TMK:	<b>1-9-7-036-045-0000</b>		
Taxes/Mnthly:	<b>\$196</b>	Tax Assess Imp:	<b>\$129,100</b>
Tax Year:	<b>2019</b>	Tax Assess Lnd:	<b>\$584,400</b>
Home Exempt:	<b>0</b>	Tax Assess Tot:	<b>\$713,500</b>
		Terms Acceptable:	<b>Cash, Conventional, VA</b>
		Rent Inc Mthy:	
		Spcl Sales Cond:	<b>None</b>

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