

Listings Full

1-8-4-029-068-0000 84-1469 Maunaolu St, Waianae 96792

MLS#: **202001212**
 Status: **Active**
 Lnd Tenure: **FS - Fee Simple**
 Listing Service: **Full Service**

Region: **Leeward**
 Bldg Nm:
 Nghbrhd: **MAKAHA**

LP: **\$1,450,000**
 OLP: **\$1,588,000**

Fee Options:



General Information

Prop Type: **Single Family**
 Style: **Detach Single Family**
 Prop Cond: **Excellent**

DOM: **99**
 CDOM: **99**
 Furnished: **Negotiable**
 Fract Own: **No**

Sqft Information

Grg/Car Sqft: **650**
 Sqft Liv: **4,240**
 Lanai Sqft: **2,110**
 Sqft Oth:
 Total Sqft: **6,350**
 Land Sqft: **56,280**
 Lot Acres: **1.292**

Bldg Information

Beds: **4**
 Baths: **3/1**
 New Dev: **No**
 Ttl Park: **6**
 Stories: **Two**
 Yr Rmdled:
 Year Built: **2006**

School Information

Elem: **Makaha**
 Middle: **Waianae**
 High: **Waianae**

Additional Information

View: **Coastline, Golf Course, Mountain, Ocean, Sunset**
 Zoning: **56 - Country District**
 Flood Zone: **Zone D**
 Location: **Cul-De-Sac**
 Lot Desc: **Clear**
 Set Backs: **C&C, Of Record**
 Easements: **Sewer**
 Land Recorded: **Land Court**

Recent: **07/09/2020 : DECR : \$1,499,000->\$1,450,000**

Listing/Agent/Office Information

Listing Date: **01/21/20** 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: **\$355**

Tmp Wth Date: Exp Date: **01/21/21**
 Off Mrkt Date:
 Lock Box: **No**
 Occupant Type: **Owner**
 Listing Svc: **Full Service**
 Agent Mbr #: **42932**
 Corp Office Lic #: **RB-16591**
 Office Mbr #: **RMXH02**
 Method: **%**
 GE Tax Paid-Seller: **No**
 Assoc Fee:
 Remarks:
 Agent Ph: **(808) 426-8772**
 Office Ph: **(808) 687-8900**
 Off Fax Ph: **(808) 687-8902**
 Comp: **2.5**
 Oth Fees Mthy:

Pub Rmks: **Enjoy unobstructed breathtaking ocean views from this 4,240 sq.ft. custom built home that's perfectly tucked away in the gated Maunaolu Estates community. Privacy, tranquility, and lush tropical landscaping surround this island-style home which features the master bedroom suite with a large walk-in closet, jacuzzi tub, and shower on the first floor as well as an open kitchen with S/S appliances including an induction cooktop, study/den, large living room, a dining area, and 3 split A/C units. Indoor-outdoor living at it's best with doors leading out to the covered lanai being completely open. Beautiful golden oak flooring throughout. Designed and constructed with entertaining, comfort, and safety in mind. Comfortably park between 8-10 cars in the garage, parking pad, and driveway.**

Agent Rmks: **ONE DAY NOTICE. For SHOWINGS, email assistant, Shantel: chongmunsayac@gmail.com and CC: sseverance@remax.net. Please, NO calls or text & DO NOT use the Showingtime feature (request will not be received). For OFFERS, please include an AS-IS ADDENDUM. Please note, FURNISHINGS to be in a BILL OF SALE outside of escrow.**

Show Inst: **One Day Notice Req'd, Appointment Only, Lister Must Be Present**
 Mgmt Co: **Associa** Mgmt Co #: **808-839-0911**
 Community Assn: **Mauna Olu**
 Public Report #:
 Assoc Phone:

Features

Story Type: **Two**
 Parking: **3 Car+, Carport, Driveway, Garage**
 Roofing: **Tile**
 Topography: **Gentle Slope**
 Security Feat: **Gated Community, Key, Security Patrol**
 Pool Feat: **None**
 Amenities: **Bedroom on 1st Floor, Full Bath on 1st Floor, Landscaped, Patio/Deck, Wall/Fence**
 Utilities: **Cable, Connected, Internet, Public Water, Sewer Fee, Telephone, Underground Electricity, Water**
 Inclusions: **AC Split, Auto Garage Door Opener, Book Shelves, Cable TV, Ceiling Fan, Convection Oven, Dishwasher, Disposal, Dryer, Lawn Sprinkler, Microwave, Other, Range/Oven, Refrigerator, Smoke Detector, Washer**
 Disclosures: **Property Disclosure Stmt**

Room Information

Room	Lvl	Description	Room	Lvl	Description
Family Room	U	Perfect for entertaining	Great Room	L	Spacious with mountain views
Dining Area	L	Open sliding doors to views	Den/Study	L	Ocean and mountain views
Lanai, Open	L	Unobstructed ocean views			

Tax & Financial Information

TMK: **1-8-4-029-068-0000**
 Taxes/Mnthly: **\$25** Tax Assess Mnt: **\$795,800** Terms Acceptable: **Cash, Conventional, VA**
 Tax Year: **2019** Tax Assess Lnd: **\$380,800** Rent Inc Mthy:
 Home Exempt: **80000** Tax Assess Tot: **\$1,176,600** Spcl Sales Cond: **None**

