

Listings Full

1-9-4-146-021-0003 94-1049 Pouhana Way #6, Waipahu 96797

MLS#: **201933621**
 Status: **Active**
 Lnd Tenure: **FS - Fee Simple**
 Listing Service: **Full Service**

Region: **Waipahu**
 Nghbrhd: **ROYAL KUNIA**

Bldg Nm:
 Fee Options:

LP: **\$760,000**
 OLP: **\$760,000**



General Information

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

Sqft Information

Grg/Car Sqft: **400**
 Sqft Liv: **1,551**
 Lanai Sqft: **110**
 Sqft Oth: **110**
 Total Sqft: **1,661**
 Land Sqft: **3,350**
 Lot Acres: **.077**

Bldg Information

Beds: **3**
 Baths: **2/1**
 New Dev: **No**
 Ttl Park: **4**
 Stories: **Two**
 Yr Rmdled: **2002**
 Year Built: **2002**

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

School Information

Elem: **Kaleiopuu**
 Middle: **Waipahu**
 High: **Waipahu**

Additional Information

View: **Mountain**
 Zoning: **11 - A-1 Low Density Apartment**
 Flood Zone: **Zone D**
 Location: **Inside**
 Lot Desc: **Clear**
 Set Backs: **Of Record**
 Easements: **Electric, Other**
 Land Recorded: **Regular System**

Recent: **12/06/2019 : NEW**

Listing/Agent/Office Information

Listing Date: **12/06/19** 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: **\$90**

Tmp With 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: **Yes**
 Assoc Fee: **\$49**
 Remarks

Exp Date: **12/06/20**
 Off Mkt Date:
 Lock Box: **Yes**
 Lockbox Serial:
 Agent Ph: **(808) 426-8772**
 Office Ph: **(808) 687-8900**
 Off Fax Ph: **(808) 687-8902**
 Comp: **3**
 Oth Fees Mthy:

Pub Rmks: **Welcome to this beautifully renovated 3 bedrooms, 2.5 bath single-family home in Royal Kunia. A spacious family room & stunning laminate flooring throughout the 1st floor provide a great open concept feel upon entering. Brand new kitchen with Quartz countertops, clean white cabinets, & all Samsung stainless steel appliances including the Family Hub refrigerator next to an area perfect as a formal dining room. New tubs in bathrooms along with matching Quartz countertops & white cabinets to the kitchen. Fresh coat of interior & exterior paint as well as the garage floor, brand new carpet throughout 2nd floor, & newly installed AC window units upstairs. Enjoy entertaining guests in the landscaped fenced-in yard. 4 car parking. Minutes from Kunia shopping center, freeway access, & schools.**

Agent Rmks: **ONE 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). 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, Lister Must Be Present**
 Mgmt Co: **Associa** Mgmt Co #: **808-836-0911**
 Community Assn: **Royal Kunia** Assoc Phone: **808-688-9000**
 Public Report #:

Features

Story Type: **Two** Road Frontage: **Paved Rd**
 Parking: **3 Car+, Driveway, Garage, Street**
 Roofing: **Composition** Flooring: **Laminate, Vinyl, W/W Carpet**
 Topography: **Level** Construction: **Above Ground, Concrete, Double Wall, Slab, Steel Frame**
 Security Feat: **Key**
 Pool Feat: **None**
 Amenities: **Patio/Deck, Wall/Fence**
 Utilities: **Cable, Connected, Internet, Public Water, Sewer Fee, Telephone, Underground Electricity**
 Inclusions: **AC Window Unit, Auto Garage Door Opener, Cable TV, Ceiling Fan, Disposal, Dryer, Lawn Sprinkler, Microwave Hood, Range/Oven, Refrigerator, Security System, Solar Heater, Washer**
 Exclusions: **Window Coverings**
 Disclosures: **Property Disclosure Stmt**

Tax & Financial Information

TMK: **1-9-4-146-021-0003**
 Taxes/Mnthly: **\$155** Tax Assess Imp: **\$311,700** Terms Acceptable: **Cash, Conventional, FHA, VA**
 Tax Year: **2019** Tax Assess Lnd: **\$415,500** Rent Inc Mthy:
 Home Exempt: **80000** Tax Assess Tot: **\$727,200** Spcl Sales Cond: **None**

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