

## Listings Full

**1-2-4-021-040-0008 1505 Kewalo St #202A, Honolulu 96822**

MLS#: <b>202017559</b>	Region: <b>Metro</b>	Bldg Nm: <b>Makiki Palms</b>	LP: <b>\$275,000</b>
Status: <b>Active</b>	Nghbrhd: <b>MAIKIKI AREA</b>	Fee Options:	OPL: <b>\$305,000</b>
Lnd Tenure: <b>FS - Fee Simple</b>			
Listing Service: <b>Full Service</b>			



### General Information

Prop Type: **Condo/Townhouse**  
 Style: **Low-Rise 6 or Less Stories**  
 Prop Cond: **Above Average**

DOM: **104**  
 CDOM: **254**  
 Furnished: **None**  
 Fract Own: **No**

### Sqft Information

Grg/Car Sqft:  
 Sqft Liv: **533**  
 Lanai Sqft: **103**  
 Sqft Oth:  
 Total Sqft: **636**  
 Land Sqft: **27,007**  
 Lot Acres: **.620**

### Bldg Information

Beds: **1**  
 Baths: **1/0**  
 New Dev: **No**  
 Ttl Park: **0**  
 Stories: **One**  
 Yr Rmdled:  
 Year Built: **1959**

### School Information

Elem: **Lincoln**  
 Middle: **Stevenson**  
 High: **Roosevelt**

### Additional Information

View: **City**  
 Zoning: **12 - A-2 Medium Density Apartme**  
 Flood Zone: **Zone X**  
 Land Recorded: **Land Court**

Recent: **11/02/2020 : DECR : \$295,000->\$275,000**

### Listing/Agent/Office Information

Listing Date: <b>07/21/20</b>	Cont Acc Date:	Tmp Wth Date:	Exp Date: <b>07/21/21</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: <b>sseverance@remax.net</b>		Corp Office Lic #: <b>RB-16591</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>		<b>Remarks</b>	

**Pub Rmks:** Welcome to this cozy 1 bedroom, 1 bath Makiki Palms unit that is conveniently located near H-1 freeway access and minutes from schools, parks, Honolulu Museum of Art, Safeway, Ala Moana center and beach park, and so much more. The kitchen has clean white cabinets and major appliances with hookups for a dishwasher to be installed. Lots of natural light throughout the unit from the large windows and floor to ceiling sliding glass door. A/C window units in the living room and the bedroom. Spacious bathroom features a beautiful vanity, stand up shower, and additional closet space. Enjoy your morning coffee or evening tea on the lanai. Washer and dryer on the lanai. Cool off during warm summer days in the secured community pool. Great opportunity for an investment or for a first time homebuyer.

**Agent Rmks:** For SHOWINGS, please EMAIL assistant, Shantel: chongmunsayac@gmail.com. Please, NO calls or text & DO NOT use the Showingtime feature. Kindly consider Tanya McBride - tmcbride@firstam.com - with First American Title (Kapolei). All information deemed correct, but Buyer and Buyer agent to do due diligence. Staging items not included in the sale. \*Low HOA fees, ask about parking\*

**Show Inst:** <8 Hrs Notice Req'd, Appointment Only

### Association/Condo Information

Assoc Fees:	Ttl Mon Fees: <b>\$398.00</b>
Maintenance Fee: <b>\$398.00</b>	Fee Includes: <b>Other Common Expenses, Sewer, Water</b>
Oth Fees Mthly:	Oth Mthly Fees Incl: <b>Maintenance</b>
Condo Prp Reg:	Condo Park Unit: <b>0</b> Floor #: <b>2</b>
Unit Features: <b>Even# Unit</b>	# Elevators: <b>0</b>
Owner Occpncy%: <b>38</b>	Mgmt Co #: <b>593-9100</b>
Mgmt Co: <b>Hawaiiana</b>	Assoc Phone:
Community Assn:	
Public Report #:	

### Features

Story Type: <b>One</b>	Road Frontage:
Parking: <b>None</b>	Flooring: <b>Ceramic Tile, Laminate</b>
Roofing:	Construction: <b>Above Ground, Concrete</b>
Topography:	
Security Feat: <b>Key</b>	
Amenities: <b>Patio/Deck, Pool on Property</b>	
Inclusions: <b>AC Window Unit, Blinds, Ceiling Fan, Chandelier, Dryer, Range/Oven, Refrigerator, Smoke Detector, Washer</b>	
Disclosures: <b>Property Disclosure Stmt</b>	

### Tax & Financial Information

TMK: <b>1-2-4-021-040-0008</b>			
Taxes/Mnthly: <b>\$84</b>	Tax Assess Imp: <b>\$150,100</b>	Terms Acceptable: <b>Cash, Conventional</b>	
Tax Year: <b>2019</b>	Tax Assess Lnd: <b>\$134,600</b>	Rent Inc Mthly:	
Home Exempt: <b>0</b>	Tax Assess Tot: <b>\$284,700</b>	Spcl Sales Cond: <b>None</b>	

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