

Listings Full

1-5-1-005-004-0051 51-636 Kamehameha Hwy #422, Kaaawa 96730

MLS#: 202012578	Region: Kaneohe	Bldg Nm: Makaua Village	LP: \$445,000
Status: Active	Nghbrhd: KAAAWA	Fee Options:	OLP: \$450,000
Lnd Tenure: FS - Fee Simple			
Listing Service: Full Service			



General Information

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

DOM: **44**
 CDOM: **44**
 Furnished: **None**
 Fract Own: **No**

Sqft Information

Grg/Car Sqft:
 Sqft Liv: **919**
 Lanai Sqft: **76**
 Sqft Oth:
 Total Sqft: **995**
 Land Sqft: **288,629**
 Lot Acres: **6.626**

Bldg Information

Beds: **2**
 Baths: **2/0**
 New Dev: **No**
 Ttl Park: **2**
 Stories: **Two**
 Yr Rmdled: **1993**
 Year Built: **1973**

School Information

Elem: **Kaaawa**
 Middle: **Kahuku**
 High: **Kahuku**

Additional Information

View: **Mountain, Ocean**
 Zoning: **05 - R-5 Residential District**
 Flood Zone: **Zone X**
 Land Recorded: **Land Court**

Recent: **07/31/2020 : DECR : \$450,000->\$445,000**

Listing/Agent/Office Information

Listing Date: 06/08/20	Cont Acc Date:	Tmp Wth Date:	Exp Date: 06/08/21
Possession: 45 Days or Less, 45 Days or More, At Closing		Occupant Type: Owner	Off Mrkt Date:
List Type: Exclusive Rights		Listing Svc: Full Service	Lock Box: Yes
Agent: Shannon D Severance(RA)		Agent Mbr #: 42932	Lockbox Serial:
Ag Email: sseverance@remax.net		Corp Office Lic #: RB-16591	Agent Ph: (808) 426-8772
License #: RS-73715		Office Mbr #: RMXH02	Office Ph: (808) 687-8900
Office: RE/MAX Honolulu		Method: %	Off Fax Ph: (808) 687-8902
Comp Sub To:		GE Tax Paid-Seller: Yes	Comp: 2.5
Dual Var Rate: Yes			
Enhanced Photos: No			

Remarks

Pub Rmks: **Welcome to this 2 bedrooms, 2 baths unit in Makaua Village that is perfectly tucked between the beautiful mountain and ocean which allows for easy access to outdoor activities such as hikes, fishing, stand up paddle boarding, kayaking, etc. Enjoy ocean views from the covered patio, living room, and master bedroom which features a loft that makes for a great office or study area. The kitchen features a newer refrigerator and microwave and the oven has a convection feature. Ceramic tile flooring throughout main living areas, laminate in the master, and carpet in the second bedroom that also has an A/C window unit. This pet-friendly community has a salt water pool, sauna, bbq area, garden, walking paths, a community tool shed, resident manager, and car washing area.**

Agent Rmks: **OWNER OCCUPIED, 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 and Buyer agent to do due diligence.**

Show Inst: **One Day Notice Reqd, Appointment Only**

Association/Condo Information

Assoc Fees:	Ttl Mon Fees: \$828.00	
Maintenance Fee: \$828.00	Fee Includes: Cable TV, Other Common Expenses, Sewer, Water	
Oth Fees Mthly:	Oth Mthly Fees Incl: Maintenance	
Condo Prp Reg:	Condo Park Unit: 185/186	Floor #: 2
Unit Features: Even# Unit		
Owner Occpncy%: 55	# Elevators:	
Mgmt Co: Hawaiiana	Mgmt Co #: 593-9100	
Community Assn:	Assoc Phone:	
Public Report #:		

Features

Story Type: Two	Road Frontage:
Parking: Assigned, Open - 2	
Roofing:	Flooring: Ceramic Tile, Laminate, W/W Carpet
Topography:	Construction: Above Ground, Concrete, Wood Frame
Security Feat: Key	
Amenities: BBQ, Club House, Pool on Property	
Inclusions: AC Window Unit, Cable TV, Ceiling Fan, Convection Oven, Disposal, Dryer, Microwave Hood, Range/Oven, Refrigerator, Smoke Detector, Washer	
Disclosures: Property Disclosure Stmt	

Tax & Financial Information

TMK: 1-5-1-005-004-0051		
Taxes/Mnthly: \$134	Tax Assess Imp: \$210,600	Terms Acceptable: Cash, Conventional, VA
Tax Year: 2019	Tax Assess Lnd: \$328,700	Rent Inc Mthly:
Home Exempt: 80000	Tax Assess Tot: \$539,300	Spcl Sales Cond: None

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