

## Listings Full

**1-8-7-048-123-0000 87-1078 Kaipoi St, Waianae 96792**

MLS#: **202011292**  
 Status: **Active**  
 Lnd Tenure: **FS - Fee Simple**  
 Listing Service: **Full Service**

Region: **Leeward** Bldg Nm:  
 Nghbrhd: **MAILI SEA-NOHOKAI**  
 Fee Options:

LP: **\$615,000**  
 OLP: **\$615,000**



### General Information

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

### Sqft Information

Grg/Car Sqft: **399**  
 Sqft Liv: **1,607**  
 Lanai Sqft:  
 Sqft Oth:  
 Total Sqft: **1,607**  
 Land Sqft: **3,815**  
 Lot Acres: **.088**

### Bldg Information

Beds: **3**  
 Baths: **2/1**  
 New Dev: **No**  
 Ttl Park: **4**  
 Stories: **Two**  
 Yr Rmdled:  
 Year Built: **2007**

DOM: **1**  
 CDOM: **1**  
 Furnished: **None**  
 Fract Own: **No**

### School Information

Elem: **Maili**  
 Middle: **Waianae**  
 High: **Waianae**

### Additional Information

View: **Mountain, Ocean, Sunset**  
 Zoning: **05 - R-5 Residential District**  
 Flood Zone: **Zone D**  
 Location: **Inside**  
 Lot Desc: **Clear**  
 Set Backs: **Of Record**  
 Easements: **None**  
 Land Recorded: **Land Court**

Recent: **05/22/2020 : NEW**

### Listing/Agent/Office Information

Listing Date: <b>05/22/20</b>	Cont Acc Date:	Tmp Wth Date:	Exp Date: <b>05/22/21</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>No</b>	Comp: <b>2.5</b>
Dual Var Rate: <b>Yes</b>		Assoc Fee: <b>\$55</b>	Oth Fees Mthy:
Maintenance Fee:			
Enhanced Photos: <b>No</b>			

### Remarks

Pub Rmks: **This 3 bedroom, 2.5 bathroom single-family home in Nohokai at Sea Country has NO maintenance fees and offers a nice open floor plan with beautiful laminate flooring throughout the downstairs and carpet throughout the upstairs. The kitchen features lots of cabinets, all major stainless steel appliances, and an island that's great for hosting gatherings. Meals can be enjoyed in the formal dining area or out back under the covered patio with room to play in the grassy area. Spacious master bedroom suite has a beautiful view of the ocean and mountains, high ceiling, large walk-in closet, dual sink vanity, and walk-in shower. Two other bedrooms share a joining bathroom with a dual sink vanity. Central A/C, 4 car parking (2-garage, 2-driveway). Close to the community pool and General Store.**

Agent Rmks: **For SHOWINGS, 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 Req'd, Appointment Only, Lister Must Be Present**

Mgmt Co: **Hawaiiana** Mgmt Co #: **593-9100**

Community Assn: **Sea Country** Assoc Phone:

Public Report #:

### Features

Story Type: <b>Two</b>	Road Frontage: <b>Paved Rd</b>
Parking: <b>3 Car+, Driveway, Garage, Street</b>	
Roofing: <b>Composition</b>	Flooring: <b>Laminate, W/W Carpet</b>
Topography: <b>Level</b>	Construction: <b>Above Ground, Concrete, Wood Frame</b>
Security Feat: <b>Key</b>	
Pool Feat: <b>None</b>	
Amenities: <b>Wall/Fence</b>	
Utilities: <b>Cable, Connected, Internet, Public Water, Sewer Fee, Telephone, Underground Electricity</b>	
Inclusions: <b>AC Central, Auto Garage Door Opener, Cable TV, Dishwasher, Disposal, Dryer, Lawn Sprinkler, Microwave Hood, Range/Oven, Refrigerator, Smoke Detector, Washer</b>	
Disclosures: <b>Property Disclosure Stmt</b>	

### Tax & Financial Information

TMK: <b>1-8-7-048-123-0000</b>		Terms Acceptable: <b>Cash, Conventional, VA</b>
Taxes/Mnthly: <b>\$144</b>	Tax Assess Imp: <b>\$313,600</b>	Rent Inc Mthy:
Tax Year: <b>2019</b>	Tax Assess Lnd: <b>\$258,700</b>	Spdl Sales Cond: <b>None</b>
Home Exempt: <b>80000</b>	Tax Assess Tot: <b>\$572,300</b>	

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