

## Listings Full

**1-9-6-003-040-0048 96-226 Waiawa Rd #49, Pearl City 96782**

MLS#: <b>202018482</b>	Region: <b>PearlCity</b>	Bldg Nm: <b>College Gardens 1</b>	LP: <b>\$365,000</b>
Status: <b>Active</b>	Nghbrhd: <b>PEARL CITY-LOWER</b>	Fee Options:	OLP: <b>\$365,000</b>
Lnd Tenure: <b>FS - Fee Simple</b>			
Listing Service: <b>Full Service</b>			



### General Information

Prop Type: **Condo/Townhouse**  
 Style: **Townhouse**  
 Prop Cond: **Above Average**

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

### Sqft Information

Grg/Car Sqft:  
 Sqft Liv: **768**  
 Lanai Sqft:  
 Sqft Oth:  
 Total Sqft: **768**  
 Land Sqft: **276,214**  
 Lot Acres: **6.341**

### Bldg Information

Beds: **2**  
 Baths: **1/0**  
 New Dev: **No**  
 Ttl Park: **1**  
 Stories: **One**  
 Yr Rmdled:  
 Year Built: **1984**

### School Information

Elem: **Lehua**  
 Middle: **Highlands**  
 High: **Pearl City**

### Additional Information

View: **None**  
 Zoning: **12 - A-2 Medium Density Apartme**  
 Flood Zone: **Zone X**  
 Land Recorded: **Regular System**

Recent: **08/03/2020 : NEW**

### Listing/Agent/Office Information

Listing Date: <b>08/03/20</b>	Cont Acc Date:	Tmp Wth Date:	Exp Date: <b>08/03/21</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>2.5</b>
Dual Var Rate: <b>Yes</b>			
Enhanced Photos: <b>No</b>			

### Remarks

**Pub Rmks:** This beautifully maintained 2 bedroom, 1 bath ground floor unit is perfect for a first time home-buyer or investor being located next to Leeward Community College. Great open floor plan that makes entertaining easy. Beautiful custom cabinets, Corian countertops, and major appliances in the kitchen Assigned parking stall located right out front of the unit. Washer and dryer in the unit. Assigned parking still right out front of the unit. Spacious bedrooms, open patio area in the back, close to the neighborhood park. Just a short drive to Sam's Club, Wal Mart, Foodland Farms, Long's, other various shops, restaurants, and entertainment options.

**Agent Rmks:** 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:** <8 Hrs Notice Req'd, Appointment Only

### Association/Condo Information

Assoc Fees:	Ttl Mon Fees: <b>\$384.00</b>
Maintenance Fee: <b>\$384.00</b>	Fee Includes: <b>Other Common Expenses, Sewer, Water</b>
Oth Fees Mthy:	Oth Mthy Fees Incl: <b>Maintenance</b>
Condo Prp Reg:	Condo Park Unit: <b>90</b>
Unit Features:	Floor #: <b>1</b>
Owner Occpncy%: <b>56</b>	# Elevators:
Mgmt Co: <b>Touchstone</b>	Mgmt Co #: <b>566-4100</b>
Community Assn:	Assoc Phone:
Public Report #:	

### Features

Story Type: <b>One</b>	Road Frontage:
Parking: <b>Assigned, Open - 1</b>	Flooring: <b>Ceramic Tile, W/W Carpet</b>
Roofing:	Construction: <b>Double Wall, Wood Frame</b>
Topography:	
Security Feat: <b>Key, Security Patrol</b>	
Amenities: <b>Resident Manager, Security Guard</b>	
Inclusions: <b>AC Window Unit, Disposal, Dryer, Range Hood, Range/Oven, Refrigerator, Smoke Detector, Washer</b>	
Disclosures: <b>Property Disclosure Stmt</b>	

### Tax & Financial Information

TMK: <b>1-9-6-003-040-0048</b>		
Taxes/Mnthly: <b>\$103</b>	Tax Assess Imp: <b>\$248,800</b>	Terms Acceptable: <b>Cash, Conventional, VA</b>
Tax Year: <b>2019</b>	Tax Assess Lnd: <b>\$75,000</b>	Rent Inc Mthy:
Home Exempt: <b>0</b>	Tax Assess Tot: <b>\$323,800</b>	Spl Sales Cond: <b>None</b>

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