

## Listings Full

**1-9-1-160-052-0035 840 Kakala St #601, Kapolei 96707**

MLS#: **202026964** Region: **Ewaplain** Bldg Nm: **Kahiku at Mehana**  
 Status: **Active** Nghbrhd: **KAPOLEI-KAHIKU AT MEHANA**  
 Lnd Tenure: **FS - Fee Simple** Fee Options:  
 Listing Service: **Full Service**

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



### General Information

Prop Type: **Condo/Townhouse**  
 Style: **Townhouse**  
 Prop Cond: **Excellent**

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

### Sqft Information

Grg/Car Sqft: **276**  
 Sqft Liv: **1,846**  
 Lanai Sqft:  
 Sqft Oth:  
 Total Sqft: **1,846**  
 Lot Acres:

### Bldg Information

Beds: **3**  
 Baths: **3/0**  
 New Dev: **No**  
 Ttl Park: **4**  
 Stories: **Two**  
 Year Built: **2016**

### School Information

Elem: **Ho'okele**  
 Middle: **Kapolei**  
 High: **Kapolei**

### Additional Information

View: **Mountain**  
 Zoning: **17 - AMX-2 Medium Density Apt M**  
 Flood Zone: **Zone D**  
 Land Recorded: **Land Court**

Recent: **10/15/2020 : NEW**

### Listing/Agent/Office Information

Listing Date: **10/15/20** Cont Acc Date:  
 Possession: **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**  
 Enhanced Photos: **No**

Tmp Wth Date:  
 Occupant Type: **Tenant**  
 Listing Svc: **Full Service**  
 Agent Mbr #: **42932**  
 Corp Office Lic #: **RB-16591**  
 Office Mbr #: **RMXH02**  
 Method: **%**  
 GE Tax Paid-Seller: **Yes**

Exp Date: **10/15/21**  
 Off Mrkt Date:  
 Lock Box: **Yes**  
 Lockbox Serial:  
 Agent Ph: **(808) 426-8772**  
 Office Ph: **(808) 687-8900**  
 Off Fax Ph: **(808) 687-8902**  
 Comp: **2.5**

### Remarks

Pub Rmks: **Highly desired 3 bedroom, 3 bath FLEX unit in Kahiku at Mehana with 32 OWNED Kumu Kit PV panels and 4 car parking. With its own entrance, the 1st floor of this live-work unit features a room that can be used as a bedroom or office, full bath, storage room, and living area for your business or additional family room. Throughout the upstairs, enjoy the open concept floor plan with a balcony overlooking the back yard and nature path. Custom cabinets and countertops as well as slate appliances in the kitchen. Split AC units in every room. Master bedroom en suite with a double sink vanity and large walk-in closet. Amenities to enjoy include the pool, rec area, BBQ grills, parks, dog parks, nature/jogging paths, and many small businesses that include a snack shop, salons, eye doctors, and more!**

Agent Rmks: **\*FIRST SHOWINGS: SAT 10/17\* TENANT OCCUPIED, 2 DAYS NOTICE. For SHOWINGS, please EMAIL assistant, Shantel: chongmunsayac@gmail.com. Please, NO calls, text, or Showingtime requests. Kindly consider Tanya McBride -tmcbride@firstam.com- w/ First American Title. All information deemed correct, but Buyer and Buyer agent to do due diligence. OFFERS DUE Thursday 10/22 by 5:00 pm.**

Show Inst: **Two Day Notice Req'd, Appointment Only, Listor Must Be Present**

### Association/Condo Information

Assoc Fees: **\$52.00** Ttl Mon Fees: **\$449.00**  
 Maintenance Fee: **\$397.00** Fee Includes: **Other Common Expenses**  
 Oth Fees Mthly: Oth Mthly Fees Incl: **Association, Maintenance**  
 Condo Prp Reg: Condo Park Unit: **82/83** Floor #: **1**  
 Unit Features: **Bedroom on 1st Level, Full Bath on 1st Floor, Odd# Unit, Split Level, Yard**  
 Owner Occpncy%: **87** # Elevators:  
 Mgmt Co: **Hawaiiana** Mgmt Co #: **808-593-9100**  
 Community Assn: **Kahiku at Mehana** Assoc Phone:  
 Public Report #:

### Features

Story Type: **Two** Road Frontage:  
 Parking: **Garage, Open - 3+, Street**  
 Roofing: Flooring: **Ceramic Tile, Vinyl, W/W Carpet**  
 Topography: Construction: **Above Ground, Concrete, Double Wall, Slab, Wood Fra**  
 Security Feat: **Key**  
 Amenities: **BBQ, Community Association Pool, Patio/Deck, Private Yard, Recreation Area, Recreation Room, Resident Manager, Walking/Jogging Path, Wall/Fence**  
 Inclusions: **AC Split, Auto Garage Door Opener, Blinds, Ceiling Fan, Convection Oven, Dishwasher, Disposal, Dryer, Microwave Hood, Photovoltaic - Owned, Range/Oven, Refrigerator, Smoke Detector, Washer**  
 Disclosures: **Property Disclosure Stmt**

### Tax & Financial Information

TMK: **1-9-1-160-052-0035**  
 Taxes/Mnthly: **\$205** Tax Assess Imp: **\$538,200** Terms Acceptable: **Cash, Conventional, VA**  
 Tax Year: **2020** Tax Assess Lnd: **\$165,800** Rent Inc Mthly:  
 Home Exempt: **0** Tax Assess Tot: **\$704,000** Spcl Sales Cond: **None**

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