

Listings Full

1-9-1-051-099-0199 91-1017 Puahala St #T, Ewa Beach 96706

MLS#: **202023659** Region: **Ewaplain** Bldg Nm: **Palm Court** LP: **\$425,000**
 Status: **Active** Nghbrhd: **EWA GEN SODA CREEK** OLP: **\$425,000**
 Lnd Tenure: **FS - Fee Simple** Fee Options:
 Listing Service: **Full Service**



General Information

Prop Type: **Condo/Townhouse**
 Style: **Townhouse, Walk-Up**
 Prop Cond: **Above Average**

DOM: **6**
 CDOM: **6**
 Furnished: **None**
 Fract Own: **No**

Sqft Information

Grg/Car Sqft:
 Sqft Liv: **874**
 Lanai Sqft:
 Sqft Oth:
 Total Sqft: **874**
 Land Sqft: **515,620**
 Lot Acres: **11.837**

Bldg Information

Beds: **2**
 Baths: **2/0**
 New Dev: **No**
 Ttl Park: **2**
 Stories: **One**
 Yr Rmdled:
 Year Built: **1990**

School Information

Elem: **Ewa**
 Middle: **Ewa Makai**
 High: **Campbell**

Additional Information

View: **None**
 Zoning: **11 - A-1 Low Density Apartment**
 Flood Zone: **Zone D**
 Land Recorded: **Land Court**

Recent: **09/15/2020 : NEW**

Listing/Agent/Office Information

| | | | |
|---|----------------|------------------------------------|-----------------------------------|
| Listing Date: 09/15/20 | Cont Acc Date: | Tmp Wth Date: | Exp Date: 09/15/21 |
| Possession: 45 Days or Less, 45 Days or More, At Closing | | Occupant Type: Owner | Off Mkt 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 bedroom, 2 bath second floor unit in the gated Palm Court community. Located near the entrance of the community and pool. Enjoy split A/C units in each room and beautiful Savannah Oak vinyl plank flooring throughout. The kitchen features Diamond Prelude cabinets and stainless steel appliances that includes a gas stove. Kitchen and flooring updates were completed in 2019. The spacious master bedroom features an en suite with a soaking tub. Washer/dryer in the unit. Two assigned parking stalls. Minutes from Ka Makana Ali'i mall, shopping centers, schools, parks, and beaches.**

Agent Rmks: **For SHOWINGS, email assistant, Shantel: chongmunsayac@gmail.com. Please, NO calls or text and 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 agent to do due diligence. **Offers to be presented on Tuesday, September 22, 2020****

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

Association/Condo Information

| | |
|-----------------------------------|--|
| Assoc Fees: | Ttl Mon Fees: \$545.00 |
| Maintenance Fee: \$545.00 | Fee Includes: Other Common Expenses, Sewer, Water |
| Oth Fees Mthly: | Oth Mthly Fees Incl: Association, Maintenance |
| Condo Prp Reg: | Condo Park Unit: 316/328 Floor #: 2 |
| Unit Features: | |
| Owner Occpncy%: 58 | # Elevators: 0 |
| Mgmt Co: Associa | Mgmt Co #: 808-836-0911 |
| Community Assn: Palm Court | Assoc Phone: |
| Public Report #: | |

Features

| | |
|---|---|
| Story Type: One | Road Frontage: |
| Parking: Assigned, Open - 2 | |
| Roofing: | Flooring: Vinyl |
| Topography: | Construction: Above Ground, Concrete, Wood Frame |
| Security Feat: Key | |
| Amenities: BBQ, Pool on Property, Recreation Area, Resident Manager | |
| Inclusions: AC Split, Blinds, Ceiling Fan, Dishwasher, Disposal, Dryer, Microwave Hood, Range/Oven, Refrigerator, Washer | |
| Disclosures: Property Disclosure Stmt | |

Tax & Financial Information

| | | |
|--------------------------------|----------------------------------|---|
| TMK: 1-9-1-051-099-0199 | | |
| Taxes/Mnthly: \$84 | Tax Assess Imp: \$216,600 | Terms Acceptable: Cash, Conventional, VA |
| Tax Year: 2020 | Tax Assess Lnd: \$169,700 | Rent Inc Mthly: |
| Home Exempt: 100000 | Tax Assess Tot: \$386,300 | Spcl Sales Cond: None |