

## Listings Full

**1-9-1-134-063-0004** **91-2220 Kaiwawalo St #1004, Ewa Beach 96706**

MLS#: <b>202026932</b>	Region: <b>Ewaplain</b>	Bldg Nm: <b>Lei Pauku at Hoakalei</b>	LP: <b>\$740,000</b>
Status: <b>Active</b>	Nghbrhd: <b>HOAKALEI-LEI PAUKU</b>	Fee Options:	OLP: <b>\$740,000</b>
Lnd Tenure: <b>FS - Fee Simple</b>			
Listing Service: <b>Full Service</b>			



### General Information

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

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

### Sqft Information

Grg/Car Sqft: **400**  
 Sqft Liv: **1,368**  
 Lanai Sqft:  
 Sqft Oth:  
 Total Sqft: **1,368**  
 Lot Acres:

### Bldg Information

Beds: **3**  
 Baths: **3/0**  
 New Dev: **No**  
 Ttl Park: **2**  
 Stories: **Two**  
 Year Built: **2017**

### School Information

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

### Additional Information

View: **None**  
 Zoning: **05 - R-5 Residential District**  
 Flood Zone: **Zone D**  
 Land Recorded: **Regular System**

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

### Listing/Agent/Office Information

Listing Date: <b>10/15/20</b>	Cont Acc Date:	Tmp Wth Date:	Exp Date: <b>10/15/21</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: Welcome to this 3 bedroom, 3 bath home in the desirable Lei Pauku at Hoakalei community. Enjoy the convenience of having a bedroom and full bathroom downstairs, as well as brand new flooring throughout the downstairs. Open concept floor plan, stainless steel appliances and beautiful white counter tops and cabinets in the kitchen. Spacious master bedroom with a large walk-in closet and ensuite featuring a double sink vanity and separate toilet and tub. Private fenced in yard for the kids or fur babies to play in. Central AC, 2 car garage. Private access to the Wai Kai lagoon. Just minutes from the beach, parks, schools, shopping centers, and the Ernie Els Signature golf course. A short drive away from the Ka Makana Alii mall.**

**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 accurate but Buyer and agent to do due diligence. OFFERS DUE Thurs 10/22 by 5:00 pm.**

**Show Inst: One Day Notice Reqd, Appointment Only, Listor Must Be Present**

### Association/Condo Information

Assoc Fees:	Ttl Mon Fees: <b>\$620.00</b>
Maintenance Fee: <b>\$620.00</b>	Fee Includes: <b>Cable TV, Hot Water, Internet Service, Other Common Expenses, Sewer, Water</b>
Oth Fees Mthly:	Oth Mthly Fees Incl: <b>Association, Maintenance</b>
Condo Prp Reg:	Condo Park Unit: <b>0</b> Floor #: <b>1</b>
Unit Features: <b>Bedroom on 1st Level, Central AC, Even# Unit, Full Bath on 1st Floor, Yard</b>	
Owner Occpncy%: <b>70</b>	# Elevators:
Mgmt Co: <b>Hawaiian Properties</b>	Mgmt Co #: <b>808-539-9777</b>
Community Assn: <b>Hoakalei</b>	Assoc Phone:
Public Report #:	

### Features

Story Type: <b>Two</b>	Road Frontage:
Parking: <b>Garage</b>	Flooring: <b>Ceramic Tile, Vinyl, W/W Carpet</b>
Roofing:	Construction: <b>Above Ground, Concrete, Steel Frame</b>
Topography:	
Security Feat: <b>Key, Video</b>	
Amenities: <b>Other, Private Yard, Recreation Area, Walking/Jogging Path, Wall/Fence</b>	
Inclusions: <b>AC Central, Auto Garage Door Opener, Blinds, Cable TV, Ceiling Fan, Chandelier, Dishwasher, Disposal, Dryer, Home Warranty, Lawn Sprinkler, Microwave Hood, Range/Oven, Refrigerator, Security System, Smoke Detector, Washer</b>	
Disclosures: <b>Pet on Property, Property Disclosure Stmt</b>	

### Tax & Financial Information

TMK: <b>1-9-1-134-063-0004</b>			
Taxes/Mnthly: <b>\$192</b>	Tax Assess Imp: <b>\$213,400</b>	Terms Acceptable: <b>Cash, Conventional, VA</b>	
Tax Year: <b>2020</b>	Tax Assess Lnd: <b>\$444,200</b>	Rent Inc Mthly:	
Home Exempt: <b>0</b>	Tax Assess Tot: <b>\$657,600</b>	Spcl Sales Cond: <b>None</b>	

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