

## Listings Full

**1-8-4-002-010-0065 84-770 Kili Dr #435, Waianae 96792**

MLS#: <b>202031893</b>	Region: <b>Leeward</b>	Bldg Nm: <b>Makaha Valley Tower:</b>	LP: <b>\$164,900</b>
Status: <b>Active</b>	Nghbrhd: <b>MAKAHA</b>	Fee Options:	OLP: <b>\$170,000</b>
Lnd Tenure: <b>FS - Fee Simple</b>			
Listing Service: <b>Full Service</b>			



### General Information

Prop Type: **Condo/Townhouse**  
 Style: **High-Rise 7+ Stories**  
 Prop Cond: **Above Average**

DOM: **38**  
 CDOM: **38**  
 Furnished: **Full**  
 Fract Own: **No**

### Sqft Information

Grg/Car Sqft:  
 Sqft Liv: **680**  
 Lanai Sqft:  
 Sqft Oth:  
 Total Sqft: **680**  
 Land Sqft: **612,759**  
 Lot Acres: **14.067**

### Bldg Information

Beds: **1**  
 Baths: **1/0**  
 New Dev: **No**  
 Ttl Park: **1**  
 Stories: **15-20**  
 Yr Rmdled:  
 Year Built: **1970**

### School Information

Elem: **Makaha**  
 Middle: **Waianae**  
 High: **Waianae**

### Additional Information

View: **Mountain, Ocean**  
 Zoning: **12 - A-2 Medium Density Apartme**  
 Flood Zone: **Zone D**  
 Land Recorded: **Land Court**

Recent: **01/15/2021 : DECR : \$170,000->\$164,900**

### Listing/Agent/Office Information

Listing Date: <b>12/12/20</b>	Cont Acc Date:	Tmp Wth Date:	Exp Date: <b>12/12/21</b>
Possession: <b>45 Days or Less, 45 Days or More, At Closing</b>		Occupant Type: <b>Vacant</b>	Off Mrkt Date:
List Type: <b>Exclusive Rights</b>		Listing Svc: <b>Full Service</b>	Lock Box: <b>No</b>
Agent: <b>Shannon D Severance(RA)</b>		Agent Mbr #: <b>42932</b>	Agent Ph: <b>(808) 426-8772</b>
Ag Email: <b>sseverance@remax.net</b>		Corp Office Lic #: <b>RB-20389</b>	Office Ph: <b>(808) 687-8900</b>
License #: <b>RS-73715</b>		Office Mbr #: <b>RMXH</b>	Off Fax Ph: <b>(808) 687-8902</b>
Office: <b>RE/MAX Honolulu</b>		Method: <b>%</b>	Comp: <b>2.5</b>
Comp Sub To:		GE Tax Paid-Seller: <b>Yes</b>	
Dual Var Rate: <b>Yes</b>			
Enhanced Photos: <b>No</b>			

### Remarks

Pub Rmks: **Welcome home to this fully furnished 1 bedroom, 1 bath unit in the Makaha Valley Towers with beautiful ocean and mountain views! The kitchen features newer appliances including a refrigerator, range/oven, and dishwasher. Spacious bedroom and bathroom with lots of storage and a tub. Carpet throughout the unit and central AC. Enjoy walking around the well maintained complex that has 24 hour security, a gated heated swimming pool, BBQ & Picnic area. 1 assigned parking stall and community laundry. Minutes away from stunning beaches, hikes, and public transportation.**

Agent Rmks: **For SHOWINGS, please EMAIL assistant, Shantel: chongmunsayac@gmail.com. Please, NO calls or text & DO NOT use the Showingtime feature. Kindly consider Tanya McBride - tmcbride@firsttam.com, 808-664-6051 - 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>\$842.00</b>	
Maintenance Fee: <b>\$842.00</b>	Fee Includes: <b>AC Central, Cable TV, Electricity, Other Common Expenses, Sewer, Water</b>	
Oth Fees Mthly:	Oth Mthly Fees Incl: <b>Maintenance</b>	Floor #: <b>4</b>
Condo Prp Reg:	Condo Park Unit: <b>435</b>	
Unit Features: <b>Central AC</b>	# Elevators:	
Owner Occpncy%: <b>30</b>	Mgmt Co #: <b>808-836-0911</b>	
Mgmt Co: <b>Associa</b>	Assoc Phone:	
Community Assn:		
Public Report #:		

### Features

Story Type: <b>15-20</b>	Road Frontage:
Parking: <b>Assigned, Open - 1</b>	Flooring: <b>Vinyl, W/W Carpet</b>
Roofing:	Construction: <b>Above Ground, Concrete</b>
Topography:	
Security Feat: <b>Gated Community, Key, Security Patrol</b>	
Amenities: <b>BBQ, Community Laundry, Pool on Property, Recreation Area, Resident Manager, Security Guard, Storage, Trash Chute</b>	
Inclusions: <b>AC Central, Cable TV, Dishwasher, Disposal, Range Hood, Range/Oven, Refrigerator, Smoke Detector</b>	
Disclosures: <b>Property Disclosure Stmt</b>	

### Tax & Financial Information

TMK: <b>1-8-4-002-010-0065</b>		
Taxes/Mnthly: <b>\$52</b>	Tax Assess Imp: <b>\$142,900</b>	Terms Acceptable: <b>Cash, Conventional, VA</b>
Tax Year: <b>2020</b>	Tax Assess Lnd: <b>\$34,900</b>	Rent Inc Mthly:
Home Exempt: <b>0</b>	Tax Assess Tot: <b>\$177,800</b>	Spcl Sales Cond: <b>None</b>

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