

Listings Full

1-4-6-031-016-0077 **46-259 Kahuhipa St #105B, Kaneohe 96744**
 MLS#: **202109407** Region: **Kaneohe** Bldg Nm: **N/A**
 Status: **In Escrow Showing** Nghbrhd: **WINDWARD ESTATES**
 Lnd Tenure: **FS - Fee Simple** Fee Options:
 Listing Service: **Full Service**

LP: **\$510,000**
 OLP: **\$510,000**
 SP:
 RP:



General Information

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

Sqft Information

Grg/Car Sqft:
 Sqft Liv: **1,136**
 Lanai Sqft:
 Sqft Oth:
 Total Sqft: **1,136**
 Lot Acres:

Bldg Information

Beds: **3**
 Baths: **2/0**
 New Dev: **No**
 Ttl Park: **1**
 Stories:
 Year Built: **1976**

DOM: **9**
 CDOM: **9**
 Furnished:
 Fract Own: **No**

School Information

Elem: **Heeia**
 Middle: **King**
 High: **Castle**

Additional Information

View: **Garden**
 Zoning: **12 - A-2 Medium Density Apartme**
 Flood Zone: **Zone X**
 Land Recorded: **Land Court**

Recent: **04/28/2021 : In Escrow Showing : A->ES**

Listing/Agent/Office Information

Listing Date: **04/19/21** Cont Acc Date: **04/28/21**
 Possession: **45 Days or Less, 45 Days or More**
 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: **Owner**
 Listing Svc: **Full Service**
 Agent Mbr #: **42932**
 Corp Office Lic #: **RB-20389**
 Office Mbr #: **RMXH**
 Method: **0**
 GE Tax Paid-Seller: **Yes**

Exp Date: **04/19/22**
 Off Mrkt Date:
 Lock Box: **OTHER**
 Agent Ph: **(808) 426-8772**
 Office Ph: **(808) 687-8900**
 Off Fax Ph: **(808) 687-8902**
 Comp: **2.5**

Remarks

Pub Rmks: **Welcome home to this beautiful 3BR 2BA home located in Kaneohe. This updated well maintained home sits in the quiet back area of the community. Beautiful open floor plan on the top level has new custom island in kitchen, lots of counter space, reverse osmosis system, clean white appliances, granite counters, pantry, bar, and lots of cabinet space. New vinyl flooring 1 year old upstairs. Enjoy the cool breeze and lush landscaped views. Downstairs 3 nice size rooms and 2 upgraded bathrooms, full size washer and dryer. The master has ensuite, as well as good closet space. Maintenance fees include electricity, water, sewer, trash, cable, internet. Grounds host tennis courts and and play area for children. Close to H3, MCB, shopping, schools and beaches.**
 Agent Rmks: **Please do not use showtime. please email my Exec Assistant McKenzie Maxwell at soldbyshannonadexec@gmail.com to schedule a showing time and get showing instructions.**
 Show Inst: **One Day Notice Req'd**

Association/Condo Information

Assoc Fees:
 Maintenance Fee: **\$795.46**
 Oth Fees Mthly:
 Condo Prp Reg:
 Unit Features: **Ground Floor Unit, Split Level**
 Owner Occpncy%: **57**
 Mgmt Co: **Touchstone**
 Community Assn:
 Public Report #:

Ttl Mon Fees: **\$795.00**
 Fee Includes: **Cable TV, Electricity, Internet Service, Sewer, Water**
 Oth Mthly Fees Incl: **None**
 Condo Park Unit: **123** Floor #: **1**
 # Elevators:
 Mgmt Co #: **808-566-4100**
 Assoc Phone:

Features

Story Type: **Split Level**
 Parking: **Covered - 1**
 Roofing:
 Topography:
 Security Feat: **Key**
 Amenities: **BBQ, Community Laundry, Other, Resident Manager, Tennis Court**
 Inclusions: **Cable TV, Ceiling Fan, Dishwasher, Disposal, Microwave, Range/Oven, Refrigerator, Smoke Detector, Washer**
 Disclosures: **Pets Allowed (Verify), Property Disclosure Stmt**

Road Frontage:
 Flooring: **Ceramic Tile**
 Construction: **Concrete, Double Wall**

Tax & Financial Information

TMK: **1-4-6-031-016-0077**
 Taxes/Mnthly: **\$100** Tax Assess Imp: **\$377,500** Terms Acceptable: **Cash, Conventional, VA**
 Tax Year: **2020** Tax Assess Lnd: **\$67,100** Rent Inc Mthly:
 Home Exempt: **80000** Tax Assess Tot: **\$444,600** Spcl Sales Cond: **None**

Sold Information

Sold Date: Cont Acc Date: **04/28/21** Sold Price:
 Buy Agent: Agent Ph:
 Buy Off:
 Concessions:
 Sell Ag Remarks: Buyer Financing:

DOM: **9**
 CDOM: **9**