

Listings Full

1-9-5-001-044-0023 95-431 Kuahelani Ave #123, Mililani 96789

MLS#: 202109050	Region: Central	Bldg Nm: Mililani Garden Home	LP: \$670,000
Status: Active	Nghbrhd: MILILANI AREA	Fee Options:	OLP: \$670,000
Lnd Tenure: FS - Fee Simple			
Listing Service: Full Service			



General Information

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

DOM: **0**
 CDOM: **0**
 Furnished:
 Fract Own: **No**

Sqft Information

Grg/Car Sqft:
 Sqft Liv: **1,484**
 Lanai Sqft: **742**
 Sqft Oth:
 Total Sqft: **2,226**
 Land Sqft: **297,994**
 Lot Acres: **6.841**

Bldg Information

Bed: **3**
 Bath: **2/1**
 New Dev: **No**
 Ttl Park: **2**
 Stories:
 Yr Rmdled:
 Year Built: **1971**

School Information

Elem: **Mililani Waena**
 Middle: **Mililani**
 High: **Mililani**

Additional Information

View: **Garden**
 Zoning: **11 - A-1 Low Density Apartment**
 Flood Zone: **Zone D**
 Land Recorded: **Regular System**

Recent: **04/16/2021 : NEW**

Listing/Agent/Office Information

Listing Date: 04/16/21	Cont Acc Date:	Tmp Wth Date:	Exp Date: 04/16/22
Possession: 45 Days or Less, 45 Days or More		Occupant Type: Owner	Off Mrkt Date:
List Type: Exclusive Rights		Listing Svc: Full Service	Lock Box: OTHER
Agent: Shannon D Severance(RA)		Agent Mbr #: 42932	Agent Ph: (808) 426-8772
Ag Email: sseverance@remax.net		Corp Office Lic #: RB-20389	Office Ph: (808) 687-8900
License #: RS-73715		Office Mbr #: RMXH	Off Fax Ph: (808) 687-8902
Office: RE/MAX Honolulu		Method: 0	Comp: 2%
Comp Sub To:		GE Tax Paid-Seller: Yes	
Dual Var Rate: Yes			
Enhanced Photos: No			

Remarks

Pub Rmks: **Rarely available Mililani Gardens. This lovely 3 bedroom 2.5 bathroom home has been fully upgraded throughout and is just waiting for the perfect family to call it home! One covered parking one open stall. Private front entryway. Open floor-plan on the first level, which boasts a large kitchen and living room. Upgraded kitchen host a dual convection oven, cherry cabinets, upgraded stainless steel appliances, backsplash, upgraded electrical panel box, upgraded flooring, washer/dryer. Large patio and fenced area for outdoor entertaining. Upstairs are 3 bedrooms and 2 full bathrooms. Large master w/ensuite that has views of the park. Close to shopping, dining, schools, military bases and beaches.**

Agent Rmks: **Owner Occupied, 1 day notice for showings. Please do not use Showing Time. Send all showing requests by email to my assistant, McKenzie Maxwell, at soldbyshannonadexec@gmail.com Seller Prefers Tanya McBride with First American Title. Offers due by April 22 at 5pm. Seller will review on Friday April 23 2021.**

Show Inst: **One Day Notice Reqd**

Association/Condo Information

Assoc Fees: \$50.00	Ttl Mon Fees: \$400.00
Maintenance Fee: \$350.00	Fee Includes: Other Common Expenses, Sewer
Oth Fees Mthy:	Oth Mthy Fees Incl:
Condo Prp Reg:	Condo Park Unit: 2
Unit Features: Odd# Unit, Split Level, Storage, Yard	Floor #: 2
Owner Occpncy%: 77	# Elevators:
Mgmt Co: Associa	Mgmt Co #: 6237300
Community Assn:	Assoc Phone:
Public Report #:	

Features

Story Type: Two	Road Frontage:
Parking: Assigned, Covered - 1, Open - 1	Flooring: Ceramic Tile, Laminate
Roofing:	Construction: Double Wall, Slab, Wood Frame
Topography:	
Security Feat: Key	
Amenities: Patio/Deck, Private Yard, Storage	
Inclusions: AC Window Unit, Blinds, Cable TV, Ceiling Fan, Dishwasher, Disposal, Drapes, Dryer, Microwave, Range/Oven, Refrigerator, Security System, Washer	
Disclosures: Property Disclosure Stmt	

Tax & Financial Information

TMK: 1-9-5-001-044-0023			
Taxes/Mnthly: \$153	Tax Assess Imp: \$226,700	Terms Acceptable: Cash, Conventional, VA	
Tax Year: 2020	Tax Assess Lnd: \$292,600	Rent Inc Mthy:	
Home Exempt: 80000	Tax Assess Tot: \$519,300	Spcl Sales Cond: None	

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