

## Property Full

|  |                           |                              |
|--|---------------------------|------------------------------|
| <b>1-9-9-064-025-0062 99-015 Kalaloe St #906, Aiea 96701</b> |                           | LP: <b>\$299,000</b>         |
| MLS#: <b>202121257</b>                                       | Region: <b>Pearl City</b> | Bldg Nm: <b>Centre Court</b> |
| Status: <b>Active</b>  | Nghbrhd: <b>HALAWA</b>    | OLP: <b>\$299,000</b>        |
| Lnd Tenure: <b>FS - Fee Simple</b>                           | Fee Options:              |                              |
| Listing Service: <b>Full Service</b>                         |                           |                              |



### General Information

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

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

### Sqft Information

Grg/Car Sqft:  
 Sqft Liv: **515**  
 Lanai Sqft:  
 Sqft Oth:  
 Total Sqft: **515**  
 Land Sqft: **82,546**  
 Lot Acres: **1.895**

### Bldg Information

Beds: **1**  
 Baths: **1/0**  
 New Dev: **No**  
 Ttl Park: **1**  
 Stories:  
 Yr Rmdled:  
 Year Built: **1975**

### School Information

Elem:  
 Middle:  
 High:

### Additional Information

View: **City, Mountain, Ocean, Sunrise, Sunset**  
 Zoning: **12 - A-2 Medium Density Apartme**  
 Flood Zone: **Zone X**  
 Land Recorded: **Regular System**

Recent: **08/23/2021 : NEW**

### Listing/Agent/Office Information

Listing Date: **08/23/21** Cont Acc Date:  
 Possession: **45 Days or Less**  
 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**

Tmp Wth Date:  
 Exp Date: **08/23/22**  
 Off Mrkt Date:  
 Lock Box: **OTHER**  
 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**  
 Agent Ph: **(808) 426-8772**  
 Office Ph: **(808) 687-8900**  
 Off Fax Ph: **(808) 687-8902**  
 Comp: **2.5**

Pub Rmks: **Welcome to this 1BR 1 BA home located minutes from Pearl Harbor, Hickam, H1, H2, H3, Daniel K Airport, Aloha Stadium, and many local Eateries. Enjoy captivating views of Pearl Harbor, Mountains, City, and both Sunrises and Sunsets. The windows combined with the vaulted ceilings provide brilliant natural light and give a spacious feeling throughout. The kitchen includes a full size refrigerator, stove, oven, and lots of cabinet space. Becoming a part of this beautiful gated community will give you access to private bbq, on site pool, and tennis courts.**

Agent Rmks: **For SHOWINGS, please EMAIL my assistant, McKenzie: soldbyshannonadexec@gmail.com with date and time of requested showing. 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). Seller will be doing 1031 tax exchange. Reviewing offers as received with intent of Seller making decisions by Monday, August 30th 2021.**

Show Inst: **<8 Hrs Notice Req'd**

### Association/Condo Information

Assoc Fees:  
 Maintenance Fee: **\$634.93**  
 Oth Fees Mthly:  
 Condo Prp Reg:  
 Unit Features: **Even# Unit**  
 Owner Occpncy%: **43**  
 Mgmt Co: **Hawaiiana**  
 Community Assn:  
 Public Report #:

Ttl Mon Fees: **\$635.00**  
 Fee Includes: **Other Common Expenses, Sewer, Water**  
 Oth Mthly Fees Incl: **Association, Maintenance**  
 Condo Park Unit: **TBD** Floor #: **9**  
 # Elevators: **2**  
 Mgmt Co #: **(808) 593-9100**  
 Assoc Phone:

### Features

Story Type: **8-14**  
 Parking: **Assigned, Guest, Secured Entry**  
 Roofing:  
 Topography:  
 Security Feat: **Gated Community, Key, Keyed Elevator**  
 Amenities: **BBQ, Pool on Property, Trash Chute**  
 Inclusions: **Cable TV, Ceiling Fan, Dishwasher, Disposal, Dryer, Other, Range/Oven, Refrigerator, Smoke Detector, Washer**  
 Disclosures: **1031 Exchange, Licensed Owner, Property Disclosure Stmt**

Road Frontage:  
 Flooring: **Ceramic Tile, Vinyl**  
 Construction: **Concrete**

### Tax & Financial Information

TMK: **1-9-9-064-025-0062**  
 Taxes/Mnthly: **\$83** Tax Assess Imp: **\$142,800** Terms Acceptable: **Cash, Conventional, FHA, VA**  
 Tax Year: **2020** Tax Assess Lnd: **\$146,000** Rent Inc Mthly:  
 Home Exempt: **0** Tax Assess Tot: **\$288,800** Spcl Sales Cond: **None**

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