

Property Full

1-4-4-012-004-0057 **44-361 Nilu St #6, Kaneohe 96744**
 MLS#: **202118078** Region: **Kaneohe** Bldg Nm: **Yacht Club Knolls** LP: **\$785,000**
 Status: **In Escrow Not Showing** Nghbrhd: **COUNTRY CLUB** Fee Options: OL: **\$785,000**
 Lnd Tenure: **FS - Fee Simple** SP:
 Listing Service: **Full Service** RP:



General Information
 Prop Type: **Condo/Townhouse**
 Style: **Low-Rise 6 or Less Stories, Townhouse**
 Prop Cond: **Excellent**
 DOM: **8**
 CDOM: **8**
 Furnished:
 Fract Own: **No**

<u>Sqft Information</u>	<u>Bldg Information</u>	<u>School Information</u>
Grg/Car Sqft:	Beds: 3	Elem: Aikahi
Sqft Liv: 1,489	Baths: 2/0	Middle: Kailua
Lanai Sqft:	New Dev: No	High: Kalaheo
Sqft Oth:	Ttl Park: 2	
Total Sqft: 1,489	Stories:	
Land Sqft: 699,704	Yr Rmdled:	
Lot Acres: 16.063	Year Built: 1973	

Additional Information
 View: **Garden**
 Zoning: **03 - R10 - Residential District**
 Flood Zone: **Zone D**
 Land Recorded: **Regular System**

Recent: **07/14/2021 : In Escrow Not Showing : A->EN**

Listing Date: 07/06/21	Cont Acc Date: 07/14/21	Listing/Agent/Office Information	Exp Date: 07/06/22
Possession: 45 Days or Less, 45 Days or More		Temp Wth Date:	Off Mrkt Date:
List Type: Exclusive Rights		Occupant Type: Owner	Lock Box: OTHER
Agent: Shannon D Severance(RA)		Listing Svc: Full Service	Agent Ph: (808) 426-8772
Ag Email: sseverance@remax.net		Agent Mbr #: 42932	Office Ph: (808) 687-8900
License #: RS-73715		Corp Office Lic #: RB-20389	Off Fax Ph: (808) 687-8902
Office: RE/MAX Honolulu		Office Mbr #: RMXH	Comp: 2.5
Comp Sub To:		Method: 0	
Dual Var Rate: Yes		GE Tax Paid-Seller: Yes	

Pub Rmks: **Look no further! This rarely available 3 bedroom 2 bath townhome is perfect for spacious living. Enjoy an upgraded kitchen including granite countertops, stainless steel appliances, new cabinets, and laminate vinyl planking, flowing perfectly into the vaulted ceiling of the living area with tall newer windows allowing an abundance of natural light. upgrades throughout the home including asbestos removals, fresh paint throughout the home, baseboards and crown molding, remodeled bathrooms, turf courtyard, and lots of space for storage. Access the lanai through the living room and master bedroom for views of a beautifully landscaped backyard maintained at no charge. The neighborhood pool and BBQ area is perfect for hosting family and friends. Convenient access to Kaneohe, Kailua, H-3, beaches, restaurants, and the Marine Base**

Agent Rmks: **For SHOWINGS, please EMAIL my assistant, McKenzie: soldbys ShannonAdexec@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). Offers due Tuesday July 13th 2021 12pm. To be reviewed Wednesday July 14th 2021.**

Show Inst: **One Day Notice Reqd**

Assoc Fees:	Ttl Mon Fees: \$889.00	Association/Condo Information
Maintenance Fee: \$889.00	Fee Includes: Sewer, Water	
Oth Fees Mthy:	Oth Mthy Fees Incl: Association, Maintenance	
Condo Prp Reg:	Condo Park Unit: 2	Floor #: 2
Unit Features: Bedroom on 1st Level, Even# Unit, Full Bath on 1st Floor, Multi Level, Split Level, Storage, Yard		
Owner Occpncy%: 62	# Elevators:	
Mgmt Co: Associa	Mgmt Co #: 808-836-0911	
Community Assn:	Assoc Phone:	
Public Report #:		

Story Type: Two	Features
Parking: Assigned, Open - 2, Street	Road Frontage:
Roofing:	Flooring: Vinyl
Topography:	Construction: Above Ground, Double Wall, Wood Frame
Security Feat: Key	
Amenities: Club House, Patio/Deck, Pool on Property, Recreation Area, Resident Manager, Storage, Walking/Jogging Path	
Inclusions: Blinds, Ceiling Fan, Dishwasher, Range/Oven, Refrigerator, Smoke Detector	
Exclusions: Dryer, Washer	
Disclosures: Property Disclosure Stmt	

TMK: 1-4-4-012-004-0057	Tax & Financial Information
Taxes/Mnthly: \$196	Terms Acceptable: Cash, Conventional, FHA, USDA Financing, VA
Tax Year: 2020	Rent Inc Mthy:
Home Exempt: 80000.00	Spcl Sales Cond: None
Tax Assess Imp: \$471,200	
Tax Assess Lnd: \$200,900	
Tax Assess Tot: \$672,100	

Sold Date:	Cont Acc Date: 07/14/21	Sold Information	DOM: 8
Buy Agent:		Sold Price:	CDOM: 8
Buy Off:		Agent Ph:	
Concessions:		Buyer Financing:	

Sell Ag Remarks:

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