

Property Full

1-9-1-160-052-0051 840 Kakala St #804, Kapolei 96707

MLS#: 202124214	Region: Ewaplain	Bldg Nm: Kahiku at Mehana	LP: \$650,000
Status: Active	Nghbrhd: KAPOLEI-KAHIKU AT MEHANA	Fee Options:	OLP: \$650,000
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: **None**
 Fract Own: **No**

Sqft Information

Grg/Car Sqft:
 Sqft Liv: **1,036**
 Lanai Sqft:
 Sqft Oth:
 Total Sqft: **1,036**
 Lot Acres:

Bldg Information

Beds: **2**
 Baths: **2/1**
 New Dev: **No**
 Ttl Park: **2**
 Stories:
 Year Built: **2016**

School Information

Elem: **Hookena**
 Middle: **Kapolei**
 High: **Kapolei**

Additional Information

View: **None**
 Zoning: **17 - AMX-2 Medium Density Apt M**
 Flood Zone: **Zone D**
 Land Recorded: **Regular System**

Recent: **09/20/2021 : NEW**

Listing/Agent/Office Information

Listing Date: 09/20/21	Cont Acc Date:	Tnp Wth Date:
Possession: 45 Days or Less, 45 Days or More, Seller Lease Back		Exp Date: 09/20/22
List Type: Exclusive Rights		Off Mrkt Date:
Agent: Shannon D Severance(RA)		Lock Box: OTHER
Ag Email: sseverance@remax.net		Agent Ph: (808) 426-8772
License #: RS-73715		Office Ph: (808) 687-8900
Office: RE/MAX Honolulu		Off Fax Ph: (808) 687-8902
Comp Sub To:		Comp: 2
Dual Var Rate: Yes		

Remarks

Pub Rmks: **Welcome home to this 2 bedroom 2.5 bath townhome. This gorgeous home features an open-concept living space that flows perfectly to a private, fully-enclosed yard. The kitchen boasts stainless steel appliances, a farmhouse sink, and a beautiful bar perfect for hosting. A large guest bedroom with two closets, washer/ dryer, full bath, and spacious master bedroom and bath are located upstairs. Located in an amazing community near community pool and park, schools, beaches, shopping centers, dog park, and golfing.**

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). There will be NO open house, offers reviewed as received.**

Show Inst: **One Day Notice Reqd, Listor Must Be Present**

Association/Condo Information

Assoc Fees: \$57.00	Ttl Mon Fees: \$289.00	
Maintenance Fee: \$231.53	Fee Includes:	
Oth Fees Mthy:	Oth Mthy Fees Incl: Association, Maintenance	
Condo Prp Reg:	Condo Park Unit: 123, 124	Floor #: 1
Unit Features: Even# Unit, Storage, Yard		
Owner Occpncy%: 87	# Elevators:	
Mgmt Co: Hawaiiana	Mgmt Co #: 8085939100	
Community Assn:	Assoc Phone:	
Public Report #:		

Features

Story Type: Two	Road Frontage:
Parking: Assigned, Guest, Open - 2	
Roofing:	Flooring: Vinyl, W/W Carpet
Topography:	Construction: Concrete, Single Wall, Slab, Vinyl, Wood Frame
Security Feat: Key	
Amenities: Community Association Pool, Dog Park, Patio/Deck, Pool on Property, Private Yard, Recreation Area, Storage, Wall/Fence	
Inclusions: AC Split, Blinds, Ceiling Fan, Dishwasher, Disposal, Dryer, Microwave Hood, Range/Oven, Refrigerator, Security System, Smoke Detector, Washer	
Disclosures: Inactive Licensed Owner, Property Disclosure Stmt	

Tax & Financial Information

TMK: 1-9-1-160-052-0051	Tax Assess Imp: \$438,100	Terms Acceptable: Cash, Conventional, USDA Financing, VA
Taxes/Mnthly: \$122	Tax Assess Lnd: \$81,400	Rent Inc Mthy:
Tax Year: 2020	Tax Assess Tot: \$519,500	Spl Sales Cond: None, Subject To Replacement Property
Home Exempt: 8000.00		

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