

# Property Client Full

1-9-1-146-024-0007 91-1327 Keoneula Blvd #3301, Ewa Beach 96706

MLS#: 202202328 Region: Ewaplain Bldg Nm: Ka Makana at Hoakalei List Price: \$765,000  
Status: Active Nghbrhd: HOAKALEI-KA MAKANA Fee Options:  
Lnd Tenure: FS - Fee Simple



## General Information

Prop Type: Condo/Townhouse DOM: 0  
Style: Townhouse Furnished: None  
Prop Cond: Excellent Fract Own: No  
Sqft Information Bldg Information School Information  
Grg/Car Sqft: Beds: 3  
Sqft Liv: 1,122 Baths: 2/0 Middle: Ewa Makai  
Lanai Sqft: New Dev: No High: Campbell  
Sqft Oth: Ttl Park: 2  
Total Sqft: 1,122 Stories:  
Lot Acres: Year Built: 2009  
Additional Information  
View: None  
Zoning: 11 - A-1 Low Density Apartment  
Flood Zone: Zone D  
Land Recorded: Regular System

Recent: 02/04/2022 : NEW

## Listing/Office Information

Listing Date: 02/04/22  
Possession: 45 Days or Less, 45 Days or More, Seller Lease Back  
Office: RE/MAX Honolulu Corp Office Lic #: RB-20389  
Remarks

Pub Rmks: Resort living surrounded by award winning Ernie Els Golf Course. Tucked away in the corner unit of the lovely Ka Makana at Hoakalei neighborhood, you will find this single level townhome gem. Open up to a spacious floor plan with lots of natural light and beautiful ceramic tile flooring in main living area. Enjoy cooking and entertaining with an upgraded kitchen and quartz counters installed in April 2021. Offering a spacious 3 bedrooms and 2 full baths with a private, low maintenance, back yard as well as 2 car garage and storage. Outside of the home recently painted in Nov 2019. HOA fees include internet, cable and home phone. Enjoy easy access to the community swimming pool, hot tub, fitness center, tennis court, playground, and dog park! Private country club steps away with golf, dining, pro shop, and pool. A short distance from local beaches, hikes, parks, shopping, eateries, schools, hospitals, and much more!

## Association/Condo Information

Assoc Fees: Ttl Mon Fees: \$620.00  
Maintenance Fee: \$619.79 Fee Includes: Cable TV, Hot Water, Internet Service, Other Common Expenses, Sewer  
Oth Fees Mthly: Oth Mthly Fees Incl: Association, Maintenance, Sewer  
Condo Park Unit: NA Condo Prp Reg: Floor #: 1  
Unit Features: Bedroom on 1st Level, Central AC, Corner/End, Full Bath on 1st Floor, Ground Floor Unit, Odd# Unit, Single Level, Storage, Yard  
Owner Occpncy%: 75 # Elevators: 0  
Mgmt Co: Hawaiiana Mgmt Co #: 808-593-9100  
Community Assn: Assoc Phone:  
Public Report #:

## Features

Story Type: One Road Frontage:  
Parking: Garage, Guest, Street  
Roofing: Flooring: Ceramic Tile, W/W Carpet  
Topography: Construction: Above Ground, Double Wall, Slab, Steel Frame  
Security Feat: Key, Security Patrol  
Amenities: BBQ, Club House, Community Association Pool, Dog Park, Exercise Room, Patio/Deck, Playground, Private Yard, Recreation Area, Security Guard, Tennis Court, Walking/Jogging Path, Wall/Fence, Whirlpool  
Inclusions: AC Central, Auto Garage Door Opener, Blinds, Cable TV, Ceiling Fan, Chandelier, Dishwasher, Disposal, Dryer, Lawn Sprinkler, Microwave Hood, Microwave, Range/Oven, Refrigerator, Security System, Smoke Detector, Solar Heater, Washer, Water Heater  
Disclosures: Property Disclosure Stmt

## Tax & Financial Information

TMK: 1-9-1-146-024-0007  
Taxes/Mnthly: \$138 Tax Assess Imp: \$295,400 Terms Acceptable: Cash, Conventional, VA  
Tax Year: 2021 Tax Assess Lnd: \$278,100 Rent Inc Mthly:  
Home Exempt: 100000.00 Tax Assess Tot: \$573,500 Spcl Sales Cond: None

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