

Property 360 Property View

94-821 Lumiauau Street Unit #C103, Waipahu, HI 96797

Listing

1-9-4-007-046-0013 94-821 Lumiauau St #C103, Waipahu 96797

MLS#: 202208456	Region: Waipahu	Bldg Nm: Greens At Waikele	LP: \$730,000
Status: Active	Nghbrhd: WAIKELE	Fee Options:	OLP: \$730,000
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: **1,387**
 Lanai Sqft:
 Sqft Oth:
 Total Sqft: **1,387**
 Land Sqft: **241,322**
 Lot Acres: **5.540**

Bldg Information

Beds: **3**
 Baths: **2/1**
 New Dev: **No**
 Ttl Park: **4**
 Stories:
 Yr Rmdld:
 Year Built: **1993**

School Information

Elem: **Waikele**
 Middle: **Waipahu**
 High: **Waipahu**

Additional Information

View: **Golf Course, Sunset**
 Zoning: **62 - P-2 General Preservation**
 Flood Zone: **Zone D**
 Prop Frnt: **Golf Course**
 Land Recorded: **Regular System**

Recent: **05/05/2022 : NEW**

Listing/Agent/Office Information

Listing Date: 05/05/22	Cont Acc Date:	Tmp Wth Date:	Exp Date: 05/05/23
Possession: 45 Days or Less, 45 Days or More, Seller Lease Back		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: %	Comp: 2.5
Comp Sub To:		GE Tax Paid-Seller: Yes	
Dual Var Rate: Yes		Remarks	

Pub Rmks: **Relaxed living surrounded by stunning golf course views. Enjoy your evenings in your back yard overlooking hole 4 of the Waikele Golf Course. Open up to a spacious floor plan with lots of natural light. Enjoy cooking and entertaining with a beautiful kitchen with plenty of counter space and cabinets. Offering a spacious 3 bedrooms and 2.5 baths with a 2 car garage and shelving storage. New washer and dryer in the home. Enjoy easy access to the community walking paths that hold Views of Pearl Harbor and Diamondhead. Steps away from shopping, dining, and groceries. A short distance from local beaches, hikes, parks, shopping, eateries, schools, hospitals, and much more!**

Agent Rmks: **For SHOWINGS, please EMAIL my assistant, McKenzie: soldbysannonadexec@gmail.com with date and time of requested showing. Allowing 24 hours notice for owner. Please, NO calls or text. Kindly consider Tanya McBride - tmcbride@firstam.com - with First American Title (Kapolei).small seller leaseback post occupancy needed. Reviewing offers as received with the intent of making a decision Thursday, May 12th 2022 3pm. Property to be sold AS- IS One Day Notice Reqd**

Show Inst:

Association/Condo Information

Assoc Fees:	Ttl Mon Fees: \$881.00
Maintenance Fee: \$881.05	Fee Includes: Other Common Expenses, Sewer, Water
Oth Fees Mthy:	Oth Mthy Fees Incl: Association, Maintenance
Condo Prp Reg:	Condo Park Unit: na Floor #: 2
Unit Features: Ground Floor Unit, Multi Level, Odd# Unit, Storage, Yard	# Elevators:
Owner Occpncy%: 70	Mgmt Co #: 808-593-9100
Mgmt Co: Hawaiiana	Assoc Phone:
Community Assn:	
Public Report #:	

Features

Story Type: Two	Road Frontage:
Parking: Garage, Guest, Open - 2, Other, Street, Tandem	Flooring: Ceramic Tile, W/W Carpet
Roofing:	Construction: Double Wall
Topography:	
Security Feat: Key	
Amenities: Private Yard, Storage	
Inclusions: AC Split, AC Window Unit, Auto Garage Door Opener, Blinds, Ceiling Fan, Dishwasher, Disposal, Dryer, Microwave Hood, Microwave, Other, Range/Oven, Refrigerator, Smoke Detector, Washer, Water Heater	
Disclosures: Property Disclosure Stmt	

Tax & Financial Information

TMK: 1-9-4-007-046-0013		Terms Acceptable: Cash, Conventional, VA
Taxes/Mnthly: \$175	Tax Assess Imp: \$170,900	Rent Inc Mthy:
Tax Year: 2021	Tax Assess Lnd: \$469,100	Spcl Sales Cond: None, Subject To Replacement Property
Home Exempt: 0	Tax Assess Tot: \$640,000	

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Property Client Full

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