

Property Full

1-9-1-160-063-0044 550 Kamaaha Ave #805, Kapolei 96707

MLS#: **202224800**
Status: **Active**
Lnd Tenure: **FS - Fee Simple**
Listing Service: **Full Service**

Region: **Ewaplain** Bldg Nm: **Pohakala At Mehana**
Nghbrhd: **KAPOLEI-POHAKALA AT MEHANA**
Fee Options:

LP: **\$830,000**
OLP: **\$830,000**



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: **1,589**
Lanai Sqft:
Sqft Oth:
Total Sqft: **1,589**
Lot Acres:

Bldg Information

Beds: **3**
Baths: **2/1**
New Dev: **No**
Ttl Park: **4**
Stories:
Year Built: **2017**

School Information

Elem:
Middle:
High:

Additional Information

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

Recent: **11/28/2022 : NEW**

Listing/Agent/Office Information

Listing Date: **11/28/22** Cont Acc Date:
Possession: **45 Days or Less, 45 Days or More**
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:
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**

Exp Date: **11/28/23**
Off Mrkt Date:
Lock Box: **OTHER**
Agent Ph: **(808) 426-8772**
Office Ph: **(808) 687-8900**
Off Fax Ph: **(808) 687-8902**
Comp: **2.5**

Pub Rmks: **Welcome home to this beautifully maintained townhome in Pohakala at Mehana. Pride of ownership at it's finest. This home built in 2017 hosts an open floor plan with a large upgraded kitchen, stainless steel appliances, stylish and durable vinyl flooring, a large closet that can be used for storage or extra play area. Cozy private yard, 2 car garage, 2 car driveway, with lots of street parking. The garage has been fitted with custom adjustable shelving, shoe holder/bench, slat walls from inspired closets, as well as a pully system for larger items to store in garage. Stay cool with split AC's and on breezy days, enjoy the installed security doors on the front and back doors. The primary bedroom has two walk in custom closets and a large bathroom. The other 2 bedrooms are nice size with good closet size. There is an additional desk area upstairs and well as a bonus room that sellers use as an office area. Close to community amenities, schools, local shopping, freeway access to H1 and beaches. Sellers have assumable VA loan with a 2.75% interest rate for eligible VA buyers using a VA loan. Closing subject to replacement property. Call today for more information or private showing.**

Agent Rmks: **Please email or text Shannon Severance 808-426-8772 or sseverance@remax.net for all showings. Offers to be reviewed as they come in. Kindly consider Tanya McBride - tmcbride@firstam.com with First American Title (Kapolei). Reviewing offers as received. Property to be sold AS-IS.**

Show Inst: **One Day Notice Reqd**

Association/Condo Information

Assoc Fees: **\$57.00**
Maintenance Fee: **\$353.00**
Oth Fees Mthly:
Condo Prp Reg:
Unit Features: **Storage, Yard**
Owner Occpncy%: **91**
Mgmt Co: **Hawaiian**
Community Assn:
Public Report #:

Ttl Mon Fees: **\$410.00**
Fee Includes: **Other Common Expenses**
Oth Mthly Fees Incl: **Association, Maintenance**
Condo Park Unit: **0** Floor #: **1**

Elevators:
Mgmt Co #: **8085939000**
Assoc Phone: **8082601653**

Features

Story Type: **Two**
Parking: **Covered - 2, Open - 2, Street**
Roofing:
Topography:
Security Feat:
Amenities: **Key**

Road Frontage:
Flooring: **Vinyl, W/W Carpet**
Construction: **Above Ground, Slab, Vinyl, Wood Frame**

Inclusions: **BBQ, Club House, Community Association Pool, Dog Park, Fire Sprinkler, Meeting Room, Playground, Private Yard, Recreation Area, Recreation Room, Resident Manager, Trash Chute, Walking/Jogging Path, Wall/Fence AC Split, Auto Garage Door Opener, Blinds, Book Shelves, Cable TV, Ceiling Fan, Dishwasher, Disposal, Dryer, Lawn Sprinkler, Microwave Hood, Range/Oven, Refrigerator, Smoke Detector, Washer, Water Heater**

Disclosures: **Pet on Property, Property Disclosure Stmt**

Tax & Financial Information

TMK: **1-9-1-160-063-0044**
Taxes/Mnthly: **\$191** Tax Assess Imp: **\$650,100**
Tax Year: **2022** Tax Assess Lnd: **\$107,700**
Home Exempt: **80000** Tax Assess Tot: **\$757,800**

Terms Acceptable: **Cash, Conventional, FHA, USDA Financing, VA**
Rent Inc Mthly:
Spcl Sales Cond: **Subject To Replacement Property**