

Property Full

1-8-4-002-049-0188 84-755 Ala Mahiku St #15, Waianae 96792

MLS#: **202302422**
Status: **Active**
Lnd Tenure: **FS - Fee Simple**
Listing Service: **Full Service**

Region: **Leeward** Bldg Nm: **Makaha Valley Pltn**
Nghbrhd: **MAKAHA**
Fee Options:

LP: **\$299,999**
OLP: **\$299,999**



General Information

Prop Type: **Condo/Townhouse**
Style: **Low-Rise 6 or Less Stories**
Prop Cond: **Average**

DOM: **0**
CDOM: **0**
Furnished: **None**
Fract Own: **No**

Sqft Information

Grg/Car Sqft:
Sqft Liv: **818**
Lanai Sqft:
Sqft Oth:
Total Sqft: **818**
Land Sqft: **1,222,729**
Lot Acres: **28.070**

Bldg Information

Beds: **2**
Baths: **1/0**
New Dev: **No**
Ttl Park: **1**
Stories:
Yr Rmdled: **1980**
Year Built: **1975**

School Information

Elem: **Makaha**
Middle: **Waianae**
High: **Waianae**

Additional Information

View: **None**
Zoning: **12 - A-2 Medium Density Apartme**
Flood Zone: **Zone D**
Land Recorded: **Land Court**

Recent: **02/16/2023 : NEW**

Listing/Agent/Office Information

Listing Date: **02/16/23** Cont Acc Date:
Possession: **45 Days or Less**
List Type: **Exclusive Rights**
Agent: **Shannon D Severance(RA)**
Ag Email: **sseverance@remax.net**
License #: **RS-73715**
Office: **RE/MAX Honolulu**

Tmp Wth Date:
Occupant Type: **Vacant**
Listing Svc: **Full Service**
Agent Mbr #: **42932**
Corp Office Lic #: **RB-20389**
Office Mbr #: **RMXH**

Exp Date: **02/16/24**
Off Mrkt Date:
Lock Box: **OTHER**
Agent Ph: **(808) 426-8772**
Office Ph: **(808) 687-8900**
Off Fax Ph: **(808) 687-8902**

Enhanced Photos: **No**

Compensation to Cooperating Brokerage

Compensation: **2.5** % or \$: **%**
Dual/Var Rate: **Yes** Comp. Subj To:
GE Tax Paid-Seller: **Yes**
Comp. Method: **0**

Remarks

Pub Rmks: **Welcome Home to this charming single level condo in peaceful Makaha Valley Plantation. First time home buyer or investors, this condo is a deal. Nestled in a lushed landscaped community with breezes, and surrounded by stunning mountain view. Quiet and away from the hustle of the city, but close enough for convenience. Relax on your private lanai or host with an open floor plan concept. Both bedrooms are a nice size and the bathroom has a full size tub. Makaha Valley Plantation is gated, has wonderful amenities and is close to the most stunning beaches. Move in ready or put your renovation skills to use. This condo is priced to sell and will not last. Call today for your private showing.**
Agent Rmks: **Please email Shannon Severance sseverance@remax.net for all showings. All visitors must be registered. Proof of license, registration and insurance are permitted at gate to view. 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: **<8 Hrs Notice Reqd**

Association/Condo Information

Assoc Fees: Ttl Mon Fees: **\$608.00**
Maintenance Fee: **\$608.08** Fee Includes: **Cable TV, Hot Water, Sewer, Water**
Oth Fees Mthly: Oth Mthly Fees Incl: **Association, Maintenance**
Condo Prp Reg: Condo Park Unit: **66A** Floor #: **1**
Unit Features: **Bedroom on 1st Level, Full Bath on 1st Floor, Ground Floor Unit, Single Level**
Owner Occpncy%: **34** # Elevators: **0**
Mgmt Co: **Touchstone** Mgmt Co #: **808-566-4100**
Community Assn: Assoc Phone:
Public Report #:

Features

Story Type: **One** Road Frontage:
Parking: **Guest, Open - 1**
Roofing: Flooring: **Laminate**
Topography: Construction: **Above Ground, Wood Frame**
Security Feat: **Gated Community**
Amenities: **BBQ, Community Laundry**
Inclusions: **Blinds, Dishwasher, Range/Oven, Refrigerator**
Disclosures: **Property Disclosure Stmt**

Tax & Financial Information

TMK: **1-8-4-002-049-0188**
Taxes/Mnthly: **\$25** Tax Assess Imp: **\$167,600** Terms Acceptable: **Cash, Conventional, FHA, USDA Financing, VA**
Tax Year: **2022** Tax Assess Lnd: **\$48,400** Rent Inc Mthly:
Home Exempt: **0** Tax Assess Tot: **\$216,000** Spcl Sales Cond: **None**

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