

Property Full

1-9-1-012-067-0053 91-2032 Kaioli St #6006, Ewa Beach 96706

MLS#: **202311827**
Status: **Active**
Lnd Tenure: **FS - Fee Simple**
Listing Service: **Full Service**

Region: **Ewaplain** Bldg Nm: **Spinnaker Place Townt**
Nghbrhd: **OCEAN POINTE**
Fee Options:

LP: **\$725,000**
OLP: **\$725,000**



General Information

Prop Type: **Condo/Townhouse**
Style: **Townhouse**
Prop Cond: **Excellent**

Sqft Information

Grg/Car Sqft:
Sqft Liv: **1,001**
Lanai Sqft:
Covd Lanai Sqft:
Sqft Oth:
Total Sqft: **1,001**
Land Sqft: **3,175**
Lot Acres: **.073**

Bldg Information

Bed: **3**
Baths: **2/0**
New Dev: **No**
Ttl Park: **2**
Addl Park: **0**
Stories:
Yr Rmdled:
Year Built: **2006**

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

School Information

Elem: **Keoneula**
Middle: **Ewa Makai**
High: **Campbell**

Additional Information

View: **None**
Zoning: **05 - R-5 Residential District**
Flood Zone: **Zone D**
Land Recorded: **Land Court**

Recent: **06/02/2023 : NEW**

Listing/Agent/Office Information

Listing Date: **06/02/23** 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: **Owner**
Listing Svc: **Full Service**
Agent Mbr #: **42932**
Corp Office Lic #: **RB-20389**
Office Mbr #: **RMXH**

Exp Date: **06/03/24**
Off Mrkt Date:
Lock Box: **OTHER**
Agent Ph: **(808) 426-8772**
Office Ph: **(808) 687-8900**
Off Fax Ph: **(808) 687-8902**

Compensation to Cooperating Brokerage

Compensation: **2.5** % or \$:
Dual/Var Rate: **No** Comp. Subj To:

GE Tax Paid-Seller: **Yes**
Comp. Method:
Remarks

Comp. Cmnts:

Pub Rmks: **Welcome home to this highly desirable single level home in beautiful Spinnaker Townhomes. This townhome shows pride of ownership at its best. Rarely available corner unit with 3 bedrooms 2 bathrooms and a 2 car garage. Situated in a quiet location in the community, with a short walk to the pool. Enjoy central AC year round with 23 owned PV panels. Spacious floorpan offering tons of natural lighting, with bamboo hardwood flooring throughout, high ceilings, and freshly painted. The kitchen offers updated custom cabinets, and all major appliances. The primary room host a walk in closet and ensuite with dual sinks. The two rooms are on the other side of the home which provides privacy and one room has a built in desk and cabinets. Great for homework or working from home office space. This home has a workbench in the garage and a solar exhaust fan with upgraded garage door opener. Nicely manicured backyard with upgraded irrigation that's wifi compatible. Enjoy cookouts in this pet friendly community. The wonderful home is turn key ready. Spinnaker is close to shopping, schools, beaches, urgent care, Wai Kai Lagoon, golf, and so much more. Call today for more information or showing**

Agent Rmks: **For SHOWINGS, please EMAIL, soldbyshannonadexec@gmail.com AND sseverance@remax.net with the date and time of the requested showing. Allowing 8 hours' notice for the owner. DO NOT USE SHOWING TIME. 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:
Maintenance Fee: **\$435.00**
Oth Fees Mthly:
Condo Prp Reg:
Unit Features:
Owner Occpncy%:
Mgmt Co: **Hawaiian Properties**
Community Assn: **Ocean Pointe**
Public Report #:

Ttl Mon Fees: **\$435.00**
Fee Includes: **Other Common Expenses**
Oth Mthly Fees Incl: **Association, Maintenance**
Condo Park Unit: **0** Floor #: **1**
Elevators:
Mgmt Co #: **8085399100**
Assoc Phone:

Features

Story Type: **One**
Parking: **Covered - 2, Garage, Guest**
Roofing:
Topography:
Security Feat: **Key**
Amenities: **BBQ, Club House, Community Association Pool, Private Yard**
Inclusions: **AC Central, Auto Garage Door Opener, Blinds, Ceiling Fan, Dishwasher, Disposal, Dryer, Lawn Sprinkler, Microwave Hood, Photovoltaic - Owned, Range/Oven, Refrigerator, Smoke Detector, Water Heater**

Road Frontage:
Flooring: **Hardwood, Laminate**
Construction: **Above Ground, Double Wall, Slab, Steel Frame, Vinyl**

Disclosures: **Pets Allowed (Verify), Property Disclosure Stmt**

Tax & Financial Information

TMK: **1-9-1-012-067-0053**
Taxes/Mnthly: **\$155** Tax Assess Imp: **\$432,200**
Tax Year: **2022** Tax Assess Lnd: **\$271,900**
Home Exempt: **120000** Tax Assess Tot: **\$704,100**

Terms Acceptable: **Cash, Conventional, USDA Financing, VA**
Rent Inc Mthly:
Spcl Sales Cond: **None**

