



Property Full with Photos

1-9-1-051-099-0199 91-1017 Puahala St #T, Ewa Beach 96706

MLS#: **202314276** Region: **Ewaplain** Bldg Nm: **Palm Court** LP: **\$550,000**
 Status: **Active** Nghbrhd: **EWA GEN SODA CREEK** Fee Options: OLP: **\$550,000**
 Lnd Tenure: **FS - Fee Simple**
 Listing Service: **Full Service**



General Information

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

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

Sqft Information

Grg/Car Sqft:
 Sqft Liv: **874**
 Lanai Sqft:
 Covd Lanai Sqft:
 Sqft Oth:
 Total Sqft: **874**
 Land Sqft: **515,620**
 Lot Acres: **11.837**

Bldg Information

Beds: **2**
 Baths: **2/0**
 New Dev: **No**
 Ttl Park: **2**
 Addl Park: **0**
 Stories:
 Yr Rmdled:
 Year Built: **1990**

School Information

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

Additional Information

View: **None**
 Zoning: **11 - A-1 Low Density Apartment**
 Flood Zone: **Zone D**
 Land Recorded: **Land Court**

Recent: **07/19/2023 : NEW**

Listing/Agent/Office Information

Listing Date: **07/19/23** Cont Acc Date: Tmp Wth Date: Exp Date: **07/19/24**
 Possession: **45 Days or Less, 45 Days or More** Off Mrkt Date:
 List Type: **Exclusive Rights** Occupant Type: **Owner** Lock Box: **OTHER**
 Agent: **Shannon D Severance(RA)** Listing Svc: **Full Service**
 Ag Email: **sseverance@remax.net** Agent Mbr #: **42932** Agent Ph: **(808) 426-8772**
 License #: **RS-73715** Corp Office Lic #: **RB-20389** Office Ph: **(808) 687-8900**
 Office: **RE/MAX Honolulu** Office Mbr #: **RMXH**

Compensation to Cooperating Brokerage

Compensation: **2.5** % or \$: % GE Tax Paid-Seller: **Yes** Comp. Cmnts:
 Dual/Var Rate: **No** Comp. Subj To: Comp. Method:

Remarks

Pub Rmks: **Welcome home to this 2 bedroom 2 bathroom with 2 parking in popular Palm Court. Located on the second floor at the entrance of the community, making entry and exit an ease. Close to the community pool and amenities. Enjoy cool breezes or the luxury of split ac's in all the rooms. Savannah oak vinyl floor plank flooring throughout. The kitchen features Diamond Prelude cabinets and stainless stream appliances that includes gas stove. Renovations done in 2019. The spacious primary features an en-suite with soaking tub. Washer dryer, new hot water heater, new tenting film on windows. One covered and uncovered parking spot, large outdoor lanai great for cookouts and relaxing. Perfectly located in growing Ewa Beach, and growing Kapolei. Close to shops, dining, schools, golf, lagoon, and so much more.**
 Agent Rmks: **For SHOWINGS, please EMAIL, soldbysshannonadexec@gmail.com AND sseverance@remax.net with the date and time of the requested showing. Allowing 24 hours notice for the agent. DO NOT USE SHOWING TIME. Kindly consider Tanya McBride - tmcbride@firstam.com with First American Title (Kapolei). Property to be sold AS-IS <8 Hrs Notice Reqd**
 Show Inst:

Association/Condo Information

Assoc Fees: **\$42.00** Ttl Mon Fees: **\$592.00**
 Maintenance Fee: **\$550.00** Fee Includes: **Hot Water, Other Common Expenses, Sewer, Water**
 Oth Fees Mthly: Condo Park Unit: **316, 328** Condo Prp Reg: Floor #: **2**
 Unit Features: **Corner/End, Single Level**
 Owner Occpncy%: **60** # Elevators:
 Mgmt Co: **Associa** Mgmt Co #: **808836-0911**
 Community Assn: **Ewa By Gentry** Assoc Phone: **8088360911**
 Public Report #:

Features

Story Type: **One** Road Frontage:
 Parking: **Covered - 1, Guest, Open - 1, Secured Entry**
 Roofing: Flooring: **Vinyl**
 Topography: Construction: **Above Ground, Concrete, Wood Frame**
 Security Feat: **Gated Community, Key**
 Amenities: **BBQ, Patio/Deck, Pool on Property, Recreation Area, Recreation Room, Resident Manager, Wall/Fence**
 Inclusions: **AC Split, Blinds, Ceiling Fan, Dishwasher, Disposal, Drapes, Microwave Hood, Range/Oven, Refrigerator, Washer, Water Heater**
 Disclosures: **Pets Allowed (Verify), Property Disclosure Stmt**

Tax & Financial Information

TMK: **1-9-1-051-099-0199** Terms Acceptable: **Cash, Conventional, FHA, USDA Financing, VA**
 Taxes/Mnthly: **\$45** Tax Assess Imp: **\$383,400** Rent Inc Mthly:
 Tax Year: **2022** Tax Assess Lnd: **\$176,800** Spcl Sales Cond: **None**
 Home Exempt: **80000** Tax Assess Tot: **\$560,200**



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