

Property Full

1-9-1-012-067-0023 91-2037 Kaioli St #3204, Ewa Beach 96706

MLS#: **202320843**
Status: **Active**
Lnd Tenure: **FS - Fee Simple**
Listing Service: **Full Service**

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

LP: **\$745,000**
OLP: **\$745,000**



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: **1,183**
Lanai Sqft:
Covd Lanai Sqft:
Sqft Oth:
Total Sqft: **1,183**
Land Sqft: **3,176**
Lot Acres: **.073**

Bldg Information

Beds: **3**
Baths: **2/1**
New Dev: **No**
Ttl Park: **2**
Addl Park: **0**
Stories:
Yr Rmdled:
Year Built: **2006**

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: **09/11/2023 : NEW**

Listing/Agent/Office Information

Listing Date: **09/11/23** Cont Acc Date:
Possession: **45 Days or Less, 45 Days or More, Seller Lease Back**
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: **10/11/24**
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

Pub Rmks: **Welcome Home to this stunning 3 bedroom, 2.5 bathroom 2 car garage in beautiful Spinnaker. This turnkey townhome has pride of ownership from top to bottom. Open floorplan downstairs with large windows for lots of natural lighting. Upstairs host the primary with ensuite, office area, and two rooms with an extra bathroom. Upgraded features 23 OWNED PV panels installed by Kumu Kit including a solar water heater with a battery charging station. New garage opener system including keypad controlled by app. A new AC unit was replaced in 2022, a nest thermostat in 2022, and new kitchen countertops, backsplash, microwave, and LG refrigerator with farm sink. Whole home 3-stage water filtration 2023. New countertops and cabinets upstairs for the desk area. Custom cabinets in the garage for ample storage. Alarm system, newly sod yard, great location in the community with lots of guest parking and privacy. Close to community pool and BBQ area. Spinnaker is located in a wonderful location, close to schools, shopping, beaches, golf, the new Wai Kai Club and so much more. The seller is willing to offer 10k credit to buyers that present acceptable offers. Make apt fast to see this amazing home.**

Agent Rmks: **For SHOWINGS, please EMAIL, soldbyshannonadexec@gmail.com [MON-FRI] AND sseverance@remax.net [SAT-SUN] with the date and time of the requested showing. Allowing 24 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: **\$55.00** Ttl Mon Fees: **\$535.00**
Maintenance Fee: **\$480.00** Fee Includes: **Other Common Expenses, Sewer, Water**
Oth Fees Mthly: Oth Mthly Fees Incl: **Association, Maintenance**
Condo Prp Reg: Condo Park Unit: **0** Floor #: **0**
Unit Features: **Corner/End, Multi Level, Storage, Yard**
Owner Occpncy%: **68** # Elevators:
Mgmt Co: **Hawaiian Properties** Mgmt Co #: **8085939100**
Community Assn: Assoc Phone:
Public Report #:

Features

Story Type: **Two** Road Frontage:
Parking: **Covered - 2, Garage, Guest, Street**
Roofing: Flooring: **Ceramic Tile, Laminate, Vinyl, W/W Carpet**
Topography: Construction: **Above Ground, Double Wall, Slab, Steel Frame, Vinyl**
Security Feat: **Key, Security Patrol**
Amenities: **BBQ, Club House, Community Association Pool, Condo Association Pool, Other, Recreation Area, Wall/Fence, Whirlpool**
Inclusions: **AC Central, Auto Garage Door Opener, Blinds, Ceiling Fan, Dishwasher, Disposal, Lawn Sprinkler, Microwave Hood, Photovoltaic - Owned, Range/Oven, Refrigerator, Security System, Smoke Detector, Water Heater**
Exclusions: **Dryer, Washer**
Disclosures: **Pet on Property, Pets Allowed (Verify), Photovoltaic**

Tax & Financial Information

TMK: **1-9-1-012-067-0023**
Taxes/Mnthly: **\$151** Tax Assess Imp: **\$448,400** Terms Acceptable: **Cash, Conventional, FHA, VA**
Tax Year: **2023** Tax Assess Lnd: **\$271,900** Rent Inc Mthly:
Home Exempt: **0** Tax Assess Tot: **\$720,300** Spcl Sales Cond: **Subject To Replacement Property**

