

Property Full

1-9-1-061-017-0010 91-625 Puamaeole St #33B, Ewa Beach 96706

MLS#: **202400464** Region: **Ewaplain** Bldg Nm: **Palm Court**
 Status: **Active Under Contract** Nghbrhd: **EWA**
 Lnd Tenure: **FS - Fee Simple** Fee Options:
 Listing Service: **Full Service**

LP: **\$550,000**
 OLP: **\$550,000**



General Information

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

DOM: **5**
 CDOM: **5**
 Furnished: **None**
 Fract Own: **No**

Sqft Information

Grg/Car Sqft:
 Sqft Liv: **810**
 Lanai Sqft:
 Covd Lanai Sqft:
 Sqft Oth:
 Total Sqft: **810**
 Land Sqft: **77,755**
 Lot Acres: **1.785**

Bldg Information

Beds: **2**
 Baths: **2/0**
 New Dev: **No**
 Ttl Park: **2**
 Addl Park: **0**
 Stories:
 Yr Rmdled: **2020**
 Year Built: **1991**

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**

Listing/Agent/Office Information

Listing Date: **01/08/24** Cont Acc Date: **01/13/24**
 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**

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

Exp Date: **01/08/25**
 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 \$: **%** GE Tax Paid-Seller: **Yes** Comp. Cmnts:
 Dual/Var Rate: **No** Comp. Subj To: Comp. Method:
 Remarks

Pub Rmks: **Welcome home to this stunning 2 bedroom, 2 bathroom, 2 parking condo in beautiful Palm Court. Situated in a very private area of the community, you will enjoy a short walk to the pool and picnic areas. Ground floor, corner unit with a large private lanai. This renovated home has a warm open floor concept and was remodeled in 2020. You can see the pride of ownership with the high quality upgrades. Lots of large windows for natural lighting. Enjoy cooking in this pristine kitchen which provides ample granted counter space and new cabinet for storage, along with a gas stove and new microwave. Brand new full size energy efficient washer and dryer in the unit. The home host two primary bedrooms with ensuite. Amazing upgraded bathrooms, one has a rain shower and tub. This home comes with 2 parking spots, one covered, one open. Palm Court is a gated community HOA covers water, sewer, trash, pool maintenance and all other common expenses. This home is located in the heart of Ewa Beach. Located minutes from the mall, dinning, schools, beaches, golf course, and schools. You will not want to miss an opportunity to preview this beautiful home. Call today for a private tour of the must see home.**

Agent Rmks: **Please email or text 808-426-8772/ sseverance@remax.net with showings or questions. Please consider Tanya McBride with First American Title. Home sold AS-IS, must register buyers for showing to get in private gate.**

Show Inst: **<8 Hrs Notice Reqd**

Association/Condo Information

Assoc Fees: **\$42.00** Ttl Mon Fees: **\$599.00**
 Maintenance Fee: **\$557.00** Fee Includes: **Other Common Expenses, Sewer, Water**
 Oth Fees Mthy: Oth Mthy Fees Incl: **Association, Maintenance**
 Condo Prp Reg: Condo Park Unit: **668,771** Floor #: **1**
 Unit Features: **Bedroom on 1st Level, Corner/End, Full Bath on 1st Floor, Odd# Unit, Single Level, Storage**
 Owner Occpncy%: **58** # Elevators:
 Mgmt Co: **Associa** Mgmt Co #: **8088630911**
 Community Assn: Assoc Phone:
 Public Report #:

Features

Story Type: **One** Road Frontage:
 Parking: **Covered - 1, Guest, Open - 1**
 Roofing: Flooring: **Laminate, Vinyl, W/W Carpet**
 Topography: Construction: **Above Ground, Slab, Wood Frame**
 Security Feat: **Gated Community**
 Amenities: **BBQ, Community Association Pool, Recreation Area, Wall/Fence**
 Inclusions: **AC Window Unit, Blinds, Ceiling Fan, Dishwasher, Disposal, Dryer, Microwave Hood, Range/Oven, Refrigerator, Smoke Detector, Washer**
 Disclosures: **Pets Allowed (Verify), Property Disclosure Stmt**

Tax & Financial Information

TMK: **1-9-1-061-017-0010** Terms Acceptable: **Cash, Conventional, FHA, USDA Financing, VA**
 Taxes/Mnthly: **\$100** Tax Assess Imp: **\$316,500** Rent Inc Mthy:
 Tax Year: **2023** Tax Assess Lnd: **\$228,800** Spcl Sales Cond: **None**
 Home Exempt: **80000** Tax Assess Tot: **\$545,300**