

Residential Full

1-9-2-019-068-0102 92-1179 Palahia St #J106, Kapolei 96707

MLS#: **202404739**
Status: **Active**
Lnd Tenure: **FS - Fee Simple**
Listing Service: **Full Service**

Region: **Makakilo** Bldg Nm: **Westview At Makakilo**
Nghbrhd: **MAKAKILO-UPPER**
Fee Options:

LP: **\$549,000**
OLP: **\$580,000**



General Information

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

DOM: **25**
CDOM: **25**
Furnished: **None**
Fract Own: **No**

Sqft Information

Grg/Car Sqft:
Sqft Liv: **649**
Lanai Sqft: **65**
Covd Lanai Sqft:
Sqft Oth:
Total Sqft: **714**
Land Sqft: **471,319**
Lot Acres: **10.820**

Bldg Information

Beds: **2**
Baths: **1/0**
New Dev: **No**
Ttl Park: **2**
Addl Park: **0**
Stories:
Yr Rmdled: **2020**
Year Built: **1993**

School Information

Elem: **Barbers Point**
Middle: **Kapolei**
High: **Kapolei**

Additional Information

View: **Ocean**
Zoning: **11 - A-1 Low Density Apartment**
Flood Zone: **Zone D**
Land Recorded: **Land Court**

Recent: **04/01/2024 : DECR : \$5,490,000->\$549,000**

Listing/Agent/Office Information

Listing Date: **03/08/24** 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: **03/07/25**
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: **2.0** % or \$:
Dual/Var Rate: **No** Comp. Subj To:

GE Tax Paid-Seller: **No**
Comp. Method:
Remarks

Pub Rmks: **Welcome home to this beautiful bottom level corner unit home in Westview at Makakilo. Enjoy wonderful ocean views and trade wind breezes in cool upper Makakilo. This 2 bedroom 1 bathroom, 2 parking is great for investors or first time homebuyers. Wonderful starter home turn key ready. Fully updated kitchen with stainless steal appliances, farm sink, luxury vinyl plank flooring, freshly painted and ready to move in. Wrap around large fenced in yard great for pets and outdoor living. New toilet, vanity and bathroom washer dryer less than 3 years old, both full size. Located up in a quiet area of the community, with great views. Located close to dining, shopping, parks and a jog down the hill to H1. Growing Kapolei and Ko Olina are minutes away. Act fast to start enjoying sunrise and sunsets in this rare find. Call today for your private showing.**

Agent Rmks: **For SHOWINGS, please EMAIL, sseverance@remax.net 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: **<8 Hrs Notice Reqd**

Association/Condo Information

Assoc Fees: **\$112.00** Ttl Mon Fees: **\$628.00**
Maintenance Fee: **\$516.42** Fee Includes: **Hot Water, Sewer, Water**
Oth Fees Mthy: **Association, Maintenance**
Condo Prp Reg: **Condo Park Unit: 228,229** Floor #: **1**
Unit Features: **Bedroom on 1st Level, Corner/End, Full Bath on 1st Floor, Ground Floor Unit, Storage, Yard**
Owner Occpncy%: **65** # Elevators:
Mgmt Co: **Hawaiian** Mgmt Co #: **808-440-5530**
Community Assn: **Palehua** Assoc Phone:
Public Report #:

Features

Story Type: **One** Road Frontage:
Parking: **Assigned, Open - 2**
Roofing: **Laminate**
Topography: **Construction: Above Ground, Concrete, Double Wall, Slab, Vinyl**
Security Feat: **Key**
Amenities: **Other, Private Yard, Storage, Wall/Fence**
Inclusions: **AC Window Unit, Blinds, Ceiling Fan, Dishwasher, Disposal, Dryer, Microwave Hood, Range/Oven, Refrigerator, Smoke Detector, Washer**

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

Tax & Financial Information

TMK: **1-9-2-019-068-0102**
Taxes/Mnthly: **\$143** Tax Assess Imp: **\$231,500** Terms Acceptable: **Cash, Conventional, VA**
Tax Year: **2023** Tax Assess Lnd: **\$260,400** Rent Inc Mthy: **\$2,550**
Home Exempt: **0** Tax Assess Tot: **\$491,900** Spcl Sales Cond: **None**