

Property Full with Photos

1-9-1-131-061-0000 **91-1019 Kai Kukuma St, Ewa Beach 96706**
 MLS#: **202407609** Region: **Ewaplain** Bldg Nm:
 Status: **Active** Nghbrhd: **OCEAN POINTE**
 Lnd Tenure: **FS - Fee Simple** Fee Options:
 Listing Service: **Full Service**

LP: **\$1,250,000**
 OLP: **\$1,250,000**



General Information

Prop Type: **Single Family**
 Style: **Detach Single Family**
 Prop Cond: **Excellent**

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

Sqft Information

Grg/Car Sqft: **460**
 Sqft Liv: **2,456**
 Lanai Sqft: **156**

Bldg Information

Beds: **5**
 Baths: **4/0**
 New Dev: **No**
 Ttl Park: **2**
 Addl Park:
 Stories:
 Yr Rmdled: **2024**
 Year Built: **2005**

School Information

Elem: **Keoneula**
 Middle: **Honouliuli**
 High: **Campbell**

Sqft Oth: **156**
 Total Sqft: **2,768**
 Land Sqft: **5,030**
 Lot Acres: **.115**

Additional Information

View: **None**
 Zoning: **11 - A-1 Low Density Apartment**
 Flood Zone: **Zone D**
 Location: **Inside**
 Lot Desc: **Clear**
 Set Backs: **C&C**
 Easements: **None**
 Land Recorded: **Land Court**

Recent: **04/23/2024 : NEW**

Listing/Agent/Office Information

Listing Date: 04/23/24	Cont Acc Date:	Tmp Wth Date:	Exp Date: 04/23/25
Possession: 45 Days or Less, 45 Days or More		Occupant Type: Owner	Off Mrkt Date:
List Type: Exclusive Rights		Listing Svc: Full Service	Lock Box: NONE
Agent: Shannon D Severance(RA)		Agent Mbr #: 42932	Agent Ph: (808) 426-8772
Ag Email: sseverance@remax.net		Corp Office Lic #: RB-20389	Office Ph: (808) 687-8900
License #: RS-73715		Office Mbr #: RMXH	Oth Fees Mthy:
Office: RE/MAX Honolulu		Assoc Fee: \$119	

Compensation to Cooperating Brokerage

Compensation: 2.25	% or \$:	%	GE Tax Paid-Seller: Yes	Comp. Cmnts:
Dual/Var Rate: No	Comp. Subj To:		Comp. Method:	

Remarks

Pub Rmks: Welcome Home to this gorgeous 5 bedroom 4 bathroom single family home in popular Ocean Pointe. This rare find which has so many rooms, space, storage, and yard, is a must see. Enjoy a lavish formal living room with 18ft ceilings large windows, all interior has been freshly painted Swiss coffee, full-bedroom and bathroom downstairs as well as the large laundry room. Spacious open kitchen with bar, ample storage, upgraded appliances, lighting, office desk and open dining area. Brand new carpet upstairs with upgraded padding throughout. Enjoy a large open loft area, 2 guest rooms, a full bathroom as well as the oversized primary bedroom with walk in closet and ensuite. This home is generated by 9.8kilo watt system of 40 leased PV panels. All transferrable to the new owner. Current HECO bill is \$35.00 with a \$211.00 lease payment a month, perfect for the westside sunny days. You can enjoy a large private fenced in backyard and 2 car garage. Detached from the main house you will find a guest house. This is wonderful for guest, bonus room, or storage. This home is located a few blocks from stunning beaches, growing Wai Kai Club, shopping, dining, schools, parks, golf, and so much more.

Agent Rmks: For SHOWINGS, please EMAIL, 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 <8 Hrs Notice Req

Show Inst: **Assioca**
Mgmt Co: **Assioca** Mgmt Co #: **808-836-0911**
Community Assn:
Public Report #:

Features

Story Type: Two	Road Frontage: County Rd, Paved Rd, Private Rd
Parking: 2 Car, Garage, Street	Flooring: Ceramic Tile, Laminate, W/W Carpet
Roofing: Composition	Construction: Above Ground, Double Wall, Steel Frame, Vinyl
Topography: Level	
Security Feat: Key	
Pool Feat: None	
Amenities: Bedroom on 1st Floor, Full Bath on 1st Floor, Maids/Guest Qrters, Wall/Fence	
Utilities: Cable, Public Water, Sewer Fee, Telephone, Underground Electricity, Water	
Inclusions: AC Central, AC Split, Auto Garage Door Opener, Blinds, Cable TV, Ceiling Fan, Chandelier, Dishwasher, Disposal, Dryer, Lawn Sprinkler, Microwave Hood, Photovoltaic - Leased, Range/Oven, Refrigerator, Satellite Dish, Smoke Detector, Washer, Water Heater	

Disclosures: **Property Disclosure Stmt**

Room Information

<u>Room</u>	<u>Lvl</u>	<u>Description</u>	<u>Room</u>	<u>Lvl</u>	<u>Description</u>
Other	M	Guest house with full bath	Loft	U	Open loft with new carpet

Tax & Financial Information

TMK: 1-9-1-131-061-0000			Terms Acceptable: Cash, Conventional, VA
Taxes/Mnthly: \$25	Tax Assess Imp: \$564,100		Rent Inc Mthy:
Tax Year: 2023	Tax Assess Lnd: \$726,800		Spcl Sales Cond: None
Home Exempt: 1290900	Tax Assess Tot: \$1,290,900		



Downstairs bedroom



Downstairs bathroom



Primary



Primary bathroom



room 3



room 4



Loft



Loft



Guest bathroom



guest suite



© HiCentral MLS, Ltd.®. All rights reserved. Information herein deemed reliable but not guaranteed. Generated on 04/23/2024 1:59:50 PM

©2017-2024 HiCentral MLS, Ltd.®. All rights reserved. Information herein deemed reliable but not guaranteed.