

## Spinnaker 91-2016 Kaioli Street Unit 1902, Ewa Beach 96706 Spinnaker

|                              |                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                       |
|------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Status: Cancelled            | MLS#: <a href="#">202505762</a>                                                                                                                                                                                                                        | Parcel#: <a href="#">1-9-1-012-040-0091</a>                                                                                                                                                                                                           |
| List Price: \$785,000        | Original Price: \$790,000                                                                                                                                                                                                                              | Price Change: \$-5,000                                                                                                                                                                                                                                |
| Beds: 3   Baths: 2/1         | Year Built: 2005                                                                                                                                                                                                                                       | Remodeled:                                                                                                                                                                                                                                            |
| Region: Ewaplain             | Neighborhood: Ocean Pointe                                                                                                                                                                                                                             | Building: Spinnaker                                                                                                                                                                                                                                   |
| Living Sq Ft: 1,135          | Other Sq Ft:<br><b>Deprecated:</b> number_format(): Passing null to parameter #1 (\$num) of type float is deprecated in<br><a href="/home/oahure/public_html/PDF_Summary.php">/home/oahure/public_html/PDF_Summary.php</a><br>on line <b>126</b><br>0  | Total Sq Ft: 1,135                                                                                                                                                                                                                                    |
| Land Sq Ft: 5,892            | Land Tenure: FS - Fee Simple                                                                                                                                                                                                                           | Lanai Sq Ft:<br><b>Deprecated:</b> number_format(): Passing null to parameter #1 (\$num) of type float is deprecated in<br><a href="/home/oahure/public_html/PDF_Summary.php">/home/oahure/public_html/PDF_Summary.php</a><br>on line <b>132</b><br>0 |
| Total Parking: 2             | Date Listed: 02-26-2025                                                                                                                                                                                                                                | Days on Market: 43                                                                                                                                                                                                                                    |
| View: None                   | Frontage:<br><b>Deprecated:</b> str_replace(): Passing null to parameter #3 (\$subject) of type array string is deprecated in<br><a href="/home/oahure/public_html/PDF_Summary.php">/home/oahure/public_html/PDF_Summary.php</a><br>on line <b>141</b> | Type: Condo/Townhouse                                                                                                                                                                                                                                 |
| Assessed Building: \$390,000 | Assessed Land: \$334,000                                                                                                                                                                                                                               | Assessed Value: \$724,000                                                                                                                                                                                                                             |
| Taxes: \$176   Year: 2024    | Maintenance Fee: \$488                                                                                                                                                                                                                                 | Association Fee: \$62                                                                                                                                                                                                                                 |
| Flood Zone: Zone D           | Stories: Two                                                                                                                                                                                                                                           | CPR: No                                                                                                                                                                                                                                               |
| Condition: Excellent         | Parking: Garage, Guest, Street                                                                                                                                                                                                                         | <a href="#">Zoning</a> : 05 - R-5 Residential District                                                                                                                                                                                                |
| Elementary:                  | Middle School:                                                                                                                                                                                                                                         | High School:                                                                                                                                                                                                                                          |

**Public Remarks:** VA ASSUMABLE LOAN - 3.25% - \$3580.49 PITI - ~\$55K GAP : Welcome to 91-2016 Kaioli St #1902, a beautifully upgraded townhome in the highly desirable Ocean Pointe community. Perfectly situated right across from the pool with ample guest parking, this home offers everything you could ever want. Featuring a spacious open layout with central A/C, this home boasts new stainless steel appliances, brand-new cabinets, quartz countertops, luxury vinyl flooring, and stylish new fixtures. Enjoy a private gated yard, covered lanai with tropical garden views, and a conveniently attached 2-car enclosed garage. Experience the feel of single-family living without the hassle of exterior maintenance. Community amenities include a pool, jacuzzi, BBQ area, and scenic walking paths. This is a must-see!

**Sale Conditions:** None \* [Photos](#), [History](#)

**Inclusions:** AC Central, Blinds, Ceiling Fan, Dishwasher, Dryer, Microwave Hood, Range/Oven, Refrigerator, Washer, Water Heater **Amenities:** BBQ, Community Association Pool, Private Yard, Whirlpool **Utilities:**

**Deprecated:** str\_replace(): Passing null to parameter #3 (\$subject) of type array|string is deprecated in /home/oahure/public\_html/PDF\_Summary.php on line 206

**Construction:** Above Ground, Double Wall **Lot Features:**

**Deprecated:** str\_replace(): Passing null to parameter #3 (\$subject) of type array|string is deprecated in /home/oahure/public\_html/PDF\_Summary.php on line 216

**Floor:** Vinyl, W/W Carpet **Disclosures:** Pets Allowed (Verify), Property Disclosure Stmt **Land Recorded:**

Land Court **Furnished:** Unknown **Architectural Style:** Townhouse **Construction Materials:** Above

Ground, Double Wall **Roof:** **Flooring:** Vinyl, W/W Carpet **Security Features:** **Easements:** **Set Backs:**

**Special Listing Conditions:** None **Management Company:** Associa Management Company

**Phone:** 808-836-0911



