

**Spinnaker 91-2039 Kaioli Street Unit 2203, Ewa Beach 96706 Spinnaker**

|                              |                                 |                                                        |
|------------------------------|---------------------------------|--------------------------------------------------------|
| Status: Sold                 | MLS#: <a href="#">201606813</a> | Parcel#: <a href="#">1-9-1-012-040-0106</a>            |
| List Price: \$476,000        | Original Price: \$476,000       | Price Change: \$0                                      |
| Beds: 3   Baths: 2/1         | Year Built: 2006                | Remodeled:                                             |
| Region: Ewaplain             | Neighborhood: Ocean Pointe      | Building: Spinnaker                                    |
| Living Sq Ft: 1,105          | Other Sq Ft: 0                  | Total Sq Ft: 1,162                                     |
| Land Sq Ft: 0                | Land Tenure: FS - Fee Simple    | Lanai Sq Ft: 57                                        |
| Total Parking: 4             | Date Listed: 04-11-2016         | Days on Market: 46                                     |
| View: None                   | Frontage:                       | Type: Condo/Townhouse                                  |
| Assessed Building: \$263,300 | Assessed Land: \$171,000        | Assessed Value: \$434,300                              |
| Taxes: \$115   Year: 2015    | Maintenance Fee: \$279          | Association Fee: \$41                                  |
| Flood Zone: Zone D           | Stories: Two                    | CPR: No                                                |
| Condition: Above Average     | Parking: Covered - 2, Open - 2  | <a href="#">Zoning</a> : 05 - R-5 Residential District |
| Close Price: \$480,000       | Close Date: 06-06-2016          | Financing: VA   Concessions:                           |
| Elementary:                  | Middle School:                  | High School:                                           |

**Public Remarks:** Beautiful unit with 4 PARKING STALLS! (large 2-car garage + 2stalls on driveway). 3 bedroom/2.5 bath, with walk-in closet in master BR. New stove w/microwave hood (2016), dishwasher (2016), disposal (2016), water heater (2013); features central AC, Wood laminate, limestone, and bamboo vinyl floors, designer ceiling fans, chandelier, and more. Front entry is landscaped with sprinkler fed grass, and plants. Amenities incl. pool and BBQ area, rec. pavilions; near bus stops, schools, shopping, beaches and golf courses. Information deemed reliable, but not guaranteed; must be verified by Buyer prior to close **Sale Conditions:** None \* [Photos](#), [History](#)

**Inclusions:** AC Central, Auto Garage Door Opener, Cable TV, Ceiling Fan, Chandelier, Dishwasher, Disposal, Dryer, Lawn Sprinkler, Microwave Hood, Range/Oven, Refrigerator, Smoke Detector  
**Amenities:** BBQ, Pool on Property, Recreation Area **Utilities:** **Construction:** Double Wall, Slab, Steel Frame **Lot Features:** **Floor:** Laminate, Other, Vinyl **Disclosures:** Property Disclosure Stmt **Land Recorded:** Land Court **Furnished:** **Architectural Style:** Townhouse **Construction Materials:** Double Wall, Slab, Steel Frame **Roof:** **Flooring:** Laminate, Other, Vinyl **Security Features:** **Easements:** **Set Backs:** **Special Listing Conditions:** None **Management Company:** Accocia Management Company  
**Phone:** 808-836-0911