91-1223 Kanela Street Unit M-53, Ewa Beach 96706

Status: Sold	MLS#: **202307277**	Parcel#: **1-9-1-132-001-0005**
List Price: $799,000	Original Price: $799,000	Price Change: $0
Beds: 3 | Baths: 2/1	Year Built: 2005	Remodeled:
Region: Ewaplain	Neighborhood: Ewa Gen Montecito-tuscany	Building:
Living Sq Ft: 1,328	Other Sq Ft: 20	Total Sq Ft: 1,425
Land Sq Ft: 3,307	Land Tenure: FS - Fee Simple	Lanai Sq Ft: 77
Total Parking: 2	Date Listed: 04-01-2023	Days on Market: 72
View: None	Frontage: Other	Type: Single Family
Assessed Building: $250,100	Assessed Land: $466,800	Assessed Value: $716,900
Taxes: $209 | Year: 2022	Maintenence Fee: $505	Association Fee: $42
Flood Zone: Zone D	Stories: Two	CPR: Yes
Condition: Excellent, Above Average	Parking: 2 Car, Garage	Zoning: 05 - R-5 Residential District
Close Price: $799,000	Close Date: 07-26-2023	Financing: VA | Concessions: 30000
Elementary: Pohakea	Middle School: Ilima	High School: Campbell

Public Remarks: MOTIVATED SELLER! SELLER OFFERING $15,000 SELLERS CREDIT TO BUY DOWN BUYERS INTEREST RATE WITH FULL PRICE OFFER The Montecito and Tuscany community offers a picturesque and desirable location for aspiring homeowners. This particular property, featuring 3 bedrooms and 2.5 baths, rarely available detached corner unit. The tranquil and peaceful ambiance of the community provides a welcome escape from the busyness of city life. Close proximity to various amenities. Residents will enjoy easy access to nearby shops, restaurants, and entertainment options, ensuring convenience and a vibrant lifestyle. Whether you enjoy hosting gatherings or desire a spacious environment to unwind, this home caters to your needs. With its blank canvas, you can let your imagination take flight and transform the space into your dream oasis. The possibilities are endless, allowing you to tailor the home to suit your personal preferences and lifestyle. June 1st 2023 Update: Seller is looking to sell, we will be offering 15,000 towards a 2-1 buydown for a full price offer. Giving buyers a lot of breathing room for their first 24 months of home ownership. Open House June 3rd, 1-4pm **Sale Conditions:** None * Photos, History

Inclusions: AC Central, Auto Garage Door Opener, Blinds, Cable TV, Ceiling Fan, Disposal, Dryer, Microwave, Range/Oven, Refrigerator, Solar Heater, Water Heater **Amenities:** Wall/Fence **Utilities:** Cable, Internet, Underground Electricity **Construction:** Concrete, Double Wall, Slab, Wood Frame **Lot Features:** Other **Floor:** Laminate, W/W Carpet **Disclosures:** Property Disclosure Stmt **Land Recorded:** Land Court **Furnished:** None **Architectural Style:** CPR,Detach Single Family,Zero Lot Line **Construction Materials:** Concrete,Double Wall,Slab,Wood Frame **Roof:** Composition **Flooring:** Laminate,W/W Carpet **SecurityFeatures:** Key **Easements:** None **Set Backs:** C&C,Of Record **Special Listing Conditions:** None **Management Company:** Hawaiiana **Management Company Phone:** 808-593-9100