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

Status: Cancelled	MLS#: **2800232**	Parcel#: **1-9-1-012-040-0106**
List Price: $378,000	Original Price: $389,000	Price Change: $-11,000
Beds: 3 | Baths: 2/1	Year Built: 2005	Remodeled: 2007
Region: Ewaplain	Neighborhood: Ocean Pointe	Building: Spinnaker
Living Sq Ft: 1,105	Other Sq Ft: 0	Total Sq Ft: 1,162
Land Sq Ft: 1,103,374	Land Tenure: FS - Fee Simple	Lanai Sq Ft: 57
Total Parking: 4	Date Listed: 01-04-2008	Days on Market: 63
View: Garden	Frontage:	Type: Condo/Townhouse
Assessed Building: $210,000	Assessed Land: $216,000	Assessed Value: $426,000
Taxes: $78 | Year: 2007	Maintenence Fee: $279	Association Fee: $27
Flood Zone: Zone D	Stories:	CPR: No
Condition: Excellent	Parking: Covered - 2, Garage, Guest, Open - 2	Zoning:
Elementary: Keoneula	Middle School: Ilima	High School: Campbell

Public Remarks: $8,000 CLOSING COST CREDIT TO BUYER! LOWEST PRICED SPINNAKER UNIT W/4 PARKING STALLS! 2 car garage and 2 stalls on driveway. Beautiful 3 bdrm/2.5 bath, Plan 106 unit w/fenced yard and covered porch. $10K in upgrades: fresh paint, Central AC, Limestone and Bamboo flrs, upgraded appliances, designer ceiling fans, and lighting fixtures. Near pool and new Elementary. Move-in condition! **Sale Conditions:** * Photos, History

Inclusions: AC Central, Auto Garage Door Opener, Blinds, Cable TV, Ceiling Fan, Chandelier, Dishwasher, Disposal, Dryer, Microwave Hood, Microwave, Range/Oven, Refrigerator, Smoke Detector, Washer **Amenities:** BBQ, Club House, Patio/Deck, Pool on Property, Private Yard, Recreation Area, Walking/Jogging Path, Whirlpool **Utilities: Construction:** Double Wall, Masonry/Stucco, Slab, Steel Frame **Lot Features: Floor:** Ceramic Tile, Marble/Granite, Vinyl, W/W Carpet **Disclosures:** Pets Allowed (Verify), Pet on Property, Property Disclosure Stmt **Land Recorded:** Land Court **Furnished: Architectural Style:** Townhouse **Construction Materials:** Double Wall,Masonry/Stucco,Slab,Steel Frame **Roof: Flooring:** Ceramic Tile,Marble/Granite,Vinyl,W/W Carpet **SecurityFeatures:** Key,Security Patrol **Easements: Set Backs: Special Listing Conditions: Management Company:** Certified Mgmt **Management Company Phone:** 836-0911