

Montecito-Tuscany 91-1067 Kanela Street Unit T-30, Ewa Beach 96706 * Montecito-Tuscany * \$850,000

Beds: 4	MLS#: 202316354, FS	Year Built: 2005
Bath: 2/1	Status: Active Under Contract	Remodeled: 2022
Living Sq. Ft.: 1,538	List Date & DOM: 07-12-2023 & 39	Total Parking: 4
Land Sq. Ft.: 1,162	Condition: Excellent	Assessed Value
Lanai Sq. Ft.: 173	Frontage:	Building: \$334,200
Sq. Ft. Other: 0	Tax/Year: \$25/2023	Land: \$489,900
Total Sq. Ft. 1,711	Neighborhood: Ewa Gen Montecito-tuscany	Total: \$824,100
Maint./Assoc. \$530 / \$50	Flood Zone : Zone D - Tool	Stories / CPR: Two / Yes
Parking: 3 Car+, Driveway, Garage	Frontage:	
Zoning : 05 - R-5 Residential District	View: None	

Public Remarks: Assume owners' VA Loan@2.5% interest! (Must have full entitlement.) Desirable four bedroom w. Updated flooring, Refreshed Cabinets, & Paint. Reduce rising electric bills w/ a Solar Water Heater & 19 Solar Panels (leased) on Net Metering, PLUS Two Back-Up Batteries! Desirable open floor plan w/sliding doors leading to covered patio lanai for seamless indoor/outdoor 808 Style Living. All bedrooms are upstairs, with two bedrooms showcasing a connecting front-facing lanai terrace. At the top of the stairs, there is a landing perfect for a desk, small seating area, or a kid's & pets lounge. Located on the perimeter of the neighborhood. Assoc'n amenities include swimming pool/BBQ area/kid's play park. Dog park nearby. Great location close to the heart of Ewa Shopping, Dining, Safeway Grocery, Starbucks & more. This is 808Living! VA Loan balance \$725,000 on 2/1/24. Payments are \$3,105.54./month w/Carrington, not including taxes/insurance or maint fees. Carrington noted VA assumptions taking near 3 months to close. Buyers need roughly \$145K cash to close assumption. Maint. fees include water/sewer/trash/community pool. Sellers plan to select offer on 2/28/24. Closing min 60 days. **Sale**
Conditions: None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
91-1067 Kanela Street T-30	\$850,000	4 & 2/1	1,538 \$553	1,162 \$731	173	0%	0	39

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
91-1067 Kanela Street T-30	\$25 \$530 \$50	\$489,900	\$334,200	\$824,100	103%	2005 & 2022

[91-1067 Kanela Street T-30](#) - MLS#: [202316354](#) - Assume owners' VA Loan@2.5% interest! (Must have full entitlement.) Desirable four bedroom w. Updated flooring, Refreshed Cabinets, & Paint. Reduce rising electric bills w/ a Solar Water Heater & 19 Solar Panels (leased) on Net Metering, PLUS Two Back-Up Batteries! Desirable open floor plan w/sliding doors leading to covered patio lanai for seamless indoor/outdoor 808 Style Living. All bedrooms are upstairs, with two bedrooms showcasing a connecting front-facing lanai terrace. At the top of the stairs, there is a landing perfect for a desk, small seating area, or a kid's & pets lounge. Located on the perimeter of the neighborhood. Assoc'n amenities include swimming pool/BBQ area/kid's play park. Dog park nearby. Great location close to the heart of Ewa Shopping, Dining, Safeway Grocery, Starbucks & more. This is 808Living! VA Loan balance \$725,000 on 2/1/24. Payments are \$3,105.54./month w/Carrington, not including taxes/insurance or maint fees. Carrington noted VA assumptions taking near 3 months to close. Buyers need roughly \$145K cash to close assumption. Maint. fees include water/sewer/trash/community pool. Sellers plan to select offer on 2/28/24. Closing min 60 days. **Region:** Ewa Plain **Neighborhood:** Ewa Gen Montecito-tuscany **Condition:** Excellent **Parking:** 3 Car+, Driveway, Garage **Total Parking:** 4 **View:** None **Frontage:** Community Association Pool, Condo Association Pool **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number