

91-2198 Kanela Street Unit M-131, Ewa Beach 96706 ** \$775,000

Bed(s):	3	MLS#: 202325528, FS	Year Built: 2006
Bath:	2/1	Status: Active Under Contract	Remodeled:
Living Sq. Ft.:	1,361	List Date & DOM: 11-16-2023 & 12	Total Parking: 3
Land Sq. Ft.:	1,143	Condition: Above Average	Assessed Value
Lanai Sq. Ft.:	0	Frontage: Other	Building: \$307,900
Sq. Ft. Other:	0	Tax/Year: \$204/2023	Land: \$489,700
Total Sq. Ft.	1,361	Neighborhood: Ewa Gen Montecito-tuscany	Total: \$797,600
Maint./Assoc.	\$505 / \$125	Flood Zone: Zone D - Tool	Stories / CPR: Two / Yes
Parking:	3 Car+	Frontage: Other	
Zoning:	05 - R-5 Residential District	View: None	

Public Remarks: ***OPPORTUNITY TO ACQUIRE THIS HOME WITH A 2.5% ASSUMABLE VA LOAN. OWNER PAYS \$3,212.78/MONTH.*** 91-2198 Kanela offers a perfect blend of comfort and convenience! Featuring 3 bedrooms and 2.5 bathrooms, this home provides ample space for relaxation and entertainment. The open floor plan seamlessly connects the living, dining , and kitchen areas, creating an inviting atmosphere. The kitchen is equipped with modern appliances and plenty of storage space. Upstairs, you'll find the spacious bedrooms, including a primary bedroom with a large bathroom that includes an ample closet. The home sits on a corner lot with lots of guest parking right outside the home. Conveniently close to shopping, dining, and schools, this home boasts a desirable location. Additionally, the seller is encouraging the assumption of their VA loan, assumable at 2.5% interest rate, making it an exceptional opportunity for qualified buyers. This home comes with leased Tesla solar panels, for just \$150/month, providing potential savings on electricity bills. Schedule a showing today!

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
91-2198 Kanela Street M-131	\$775,000	3 & 2/1	1,361 \$569	1,143 \$678	0	0%	0	12

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
91-2198 Kanela Street M-131	\$204 \$505 \$125	\$489,700	\$307,900	\$797,600	97%	2006 & NA

91-2198 Kanela Street M-131 - MLS#: **202325528** - ***OPPORTUNITY TO ACQUIRE THIS HOME WITH A 2.5% ASSUMABLE VA LOAN. OWNER PAYS \$3,212.78/MONTH.*** 91-2198 Kanela offers a perfect blend of comfort and convenience! Featuring 3 bedrooms and 2.5 bathrooms, this home provides ample space for relaxation and entertainment. The open floor plan seamlessly connects the living, dining , and kitchen areas, creating an inviting atmosphere. The kitchen is equipped with modern appliances and plenty of storage space. Upstairs, you'll find the spacious bedrooms, including a primary bedroom with a large bathroom that includes an ample closet. The home sits on a corner lot with lots of guest parking right outside the home. Conveniently close to shopping, dining, and schools, this home boasts a desirable location. Additionally, the seller is encouraging the assumption of their VA loan, assumable at 2.5% interest rate, making it an exceptional opportunity for qualified buyers. This home comes with leased Tesla solar panels, for just \$150/month, providing potential savings on electricity bills. Schedule a showing today! **Region:** Ewa Plain **Neighborhood:** Ewa Gen Montecito-tuscany **Condition:** Above Average **Parking:** 3 Car+ **Total Parking:** 3 **View:** None **Frontage:** Other **Pool:** None **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