

Beds: 5	MLS#: <u>202326170</u> , FS	Year Built: 1936
Bath: 3/0	Status: Active	Remodeled: 1970
Living Sq. Ft.: 2,679	List Date & DOM: 11-28-2023 & 172	Total Parking: 6
Land Sq. Ft.: 13,750	Condition: Average	Assessed Value
Lanai Sq. Ft.: 150	Frontage: Ocean	Building: \$274,000
Sq. Ft. Other: 0	Tax/Year: \$516/2023	Land: \$1,493,000
Total Sq. Ft. 2,829	Neighborhood: Ewa Beach	Total: \$1,767,000
Maint./Assoc. \$0 / \$0	Flood Zone : Zone D - Tool	Stories / CPR: One / No
Parking: 3 Car+, Boat, Driveway, Street	Frontage: Ocean	
Zoning : 05 - R-5 Residential District	View: Diamond Head, Ocean, Sunrise Sunset	

Public Remarks: DO NOT GO ONTO THIS PROPERTY WITHOUT PERMISSION FROM THE LISTING AGENT. THERE WILL BE NO SHOWINGS IN THE INTERIOR WITHOUT A PRE-APPROVAL LETTER AND PROOF OF FUNDS VIA BANK STATEMENT. Long Term TENANTS are NOT to be disturbed. Sandy Beach is seasonal. Approved Sea Wall (Lava Rock) and Perimeter Lava Rock Wall on Property. 55 LINEAR FEET OF OCEAN FRONTAGE! Extremely Desirable Neighborhood located near the end of Fort Weaver Road, turning onto Ewa Beach Road. 3 Residential Dwellings on Property, all PERMITTED. 2 Bedroom 1 bath closest to the Street. 3 Bedroom 1 Bath in middle of the property with 150 sq. ft detached covered lanai. Studio 1 Bath closest to the ocean. The studio has newer sliding vinyl windows. 13,750 sq ft fee simple level lot (250 X 55). NO ASSOCIATION AND NO ASSOCIATION FEES. This is a golden opportunity to purchase 3 permitted properties on Ocean Front Property at a fantastic price! Ocean Views all the way to Diamond Head in Waikiki! Property is being sold "as-Is" and there will be no credits or price reduction as a result of any inspections. **Sale Conditions:** None **Schools:** [Pohakea](#), [Ilima](#), [Campbell](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
91-507 Ewa Beach Road	\$1,800,000	5 & 3/0	2,679 \$672	13,750 \$131	150	0%	0	172

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
91-507 Ewa Beach Road	\$516 \$0 \$0	\$1,493,000	\$274,000	\$1,767,000	102%	1936 & 1970

91-507 Ewa Beach Road - MLS#: **202326170** - DO NOT GO ONTO THIS PROPERTY WITHOUT PERMISSION FROM THE LISTING AGENT. THERE WILL BE NO SHOWINGS IN THE INTERIOR WITHOUT A PRE-APPROVAL LETTER AND PROOF OF FUNDS VIA BANK STATEMENT. Long Term TENANTS are NOT to be disturbed. Sandy Beach is seasonal. Approved Sea Wall (Lava Rock) and Perimeter Lava Rock Wall on Property. 55 LINEAR FEET OF OCEAN FRONTAGE! Extremely Desirable Neighborhood located near the end of Fort Weaver Road, turning onto Ewa Beach Road. 3 Residential Dwellings on Property, all PERMITTED. 2 Bedroom 1 bath closest to the Street. 3 Bedroom 1 Bath in middle of the property with 150 sq. ft detached covered lanai. Studio 1 Bath closest to the ocean. The studio has newer sliding vinyl windows. 13,750 sq ft fee simple level lot (250 X 55). NO ASSOCIATION AND NO ASSOCIATION FEES. This is a golden opportunity to purchase 3 permitted properties on Ocean Front Property at a fantastic price! Ocean Views all the way to Diamond Head in Waikiki! Property is being sold "as-is" and there will be no credits or price reduction as a result of any inspections. **Region:** Ewa Plain **Neighborhood:** Ewa Beach **Condition:** Average **Parking:** 3 Car+, Boat, Driveway, Street **Total Parking:** 6 **View:** Diamond Head, Ocean, Sunrise, Sunset **Frontage:** Ocean **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** [Pohakea](#), [Ilima](#), [Campbell](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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