

**Manawa at Mehana 458 Manawai Street Unit 801, Kapolei 96707 \* Manawa at Mehana \***

**\$899,000 \* Originally \$915,000**

|                                                                 |                                                   |                                |
|-----------------------------------------------------------------|---------------------------------------------------|--------------------------------|
| Beds: <b>3</b>                                                  | MLS#: <b>202403805, FS</b>                        | Year Built: <b>2016</b>        |
| Bath: <b>3/0</b>                                                | Status: <b>Active Under Contract</b>              | Remodeled:                     |
| Living Sq. Ft.: <b>1,765</b>                                    | List Date & DOM: <b>02-20-2024 &amp; 38</b>       | Total Parking: <b>3</b>        |
| Land Sq. Ft.: <b>0</b>                                          | Condition: <b>Above Average</b>                   | <a href="#">Assessed Value</a> |
| Lanai Sq. Ft.: <b>200</b>                                       | Frontage: <b>Other</b>                            | Building: <b>\$685,700</b>     |
| Sq. Ft. Other: <b>0</b>                                         | Tax/Year: <b>\$183/2023</b>                       | Land: <b>\$141,700</b>         |
| Total Sq. Ft. <b>1,965</b>                                      | Neighborhood: <b>Kapolei-mehana-manawa</b>        | Total: <b>\$827,400</b>        |
| Maint./Assoc. <b>\$490 / \$59</b>                               | <a href="#">Flood Zone</a> : <b>Zone D - Tool</b> | Stories / CPR: <b>Two / No</b> |
| Parking: <b>Garage, Guest, Street</b>                           | Frontage: <b>Other</b>                            |                                |
| <a href="#">Zoning</a> : <b>17 - AMX-2 Medium Density Apt M</b> | View: <b>Sunrise</b>                              |                                |

**Public Remarks:** Located in the community of Mehana in Kapolei is a rarely available "Flex" home in Manawa. This spacious 3-bedroom, 3 bath, 3 car enclosed garage corner unit features a ground floor ADA accessible flex space with a private entrance. This is a perfect option for commercial use, mother-in-law suite or rental unit. Lovely french doors open up to beautiful courtyard on the ground level. The upstairs features an open floor plan with a lanai to enjoy the sunrise. Upgrades including Quartz counters, upgraded lighting fixtures, glass tile backsplash, soft close cabinetry, slate appliances, ceramic tile floors in kitchen & living areas, upgraded carpet in the bedrooms and luxury vinyl plank in the flex unit. This beautiful home is centrally located in the community near the Mehana Activity Center and community pool. Mehana is in a highly-desired area with the convenience of proximity to shopping, schools, restaurants, and parks. You'll have to see this home for yourself! \*\*Seller is open to a 2.75% VA Assumable rate and buyer must have their own VA entitlement\*\* **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 |
|----------------------------------------|------------------|----------|---------------|-------------|-------|------|----|-----|
| <a href="#">458 Manawai Street 801</a> | <b>\$899,000</b> | 3 & 3/0  | 1,765   \$509 | 0   \$inf   | 200   | 61%  | 2  | 38  |

| Address                                | Tax   Maint.   Ass.  | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|----------------------------------------|----------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">458 Manawai Street 801</a> | \$183   \$490   \$59 | \$141,700     | \$685,700         | \$827,400      | 109%  | 2016 & NA        |

[458 Manawai Street 801](#) - MLS#: [202403805](#) - Original price was \$915,000 - Located in the community of Mehana in Kapolei is a rarely available "Flex" home in Manawa. This spacious 3-bedroom, 3 bath, 3 car enclosed garage corner unit features a ground floor ADA accessible flex space with a private entrance. This is a perfect option for commercial use, mother-in-law suite or rental unit. Lovely french doors open up to beautiful courtyard on the ground level. The upstairs features an open floor plan with a lanai to enjoy the sunrise. Upgrades including Quartz counters, upgraded lighting fixtures, glass tile backsplash, soft close cabinetry, slate appliances, ceramic tile floors in kitchen & living areas, upgraded carpet in the bedrooms and luxury vinyl plank in the flex unit. This beautiful home is centrally located in the community near the Mehana Activity Center and community pool. Mehana is in a highly-desired area with the convenience of proximity to shopping, schools, restaurants, and parks. You'll have to see this home for yourself! \*\*Seller is open to a 2.75% VA Assumable rate and buyer must have their own VA entitlement\*\* **Region:** Ewa Plain **Neighborhood:** Kapolei-mehana-manawa **Condition:** Above Average **Parking:** Garage, Guest, Street **Total Parking:** 3 **View:** Sunrise **Frontage:** Other **Pool:** **Zoning:** 17 - AMX-2 Medium Density Apt M **Sale Conditions:** None **Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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