

Arbors 91-1046 Laaulu Street Unit 22G, Ewa Beach 96706 * Arbors * \$645,000

Sold Price: \$660,000	Sold Date: 05-13-2024	Sold Ratio: 102%
Beds: 2	MLS#: 202407441, FS	Year Built: 1991
Bath: 2/0	Status: Sold	Remodeled: 2024
Living Sq. Ft.: 1,060	List Date & DOM: 04-01-2024 & 12	Total Parking: 2
Land Sq. Ft.: 75,751	Condition: Excellent, Above Average	Assessed Value
Lanai Sq. Ft.: 117	Frontage:	Building: \$397,900
Sq. Ft. Other: 0	Tax/Year: \$166/2024	Land: \$213,600
Total Sq. Ft. 1,177	Neighborhood: Ewa	Total: \$611,500
Maint./Assoc. \$511 / \$50	Flood Zone : Zone D - Tool	Stories / CPR: One / No
Parking: Garage, Guest, Secured Entry, Street	Frontage:	
Zoning : 11 - A-1 Low Density Apartment	View: None	

Public Remarks: Welcome to Arbors, a gated townhouse community with garages. Step inside this 2-bed, 2-bath home with 1,060 sq ft of living on one floor. The open-concept living area is adorned with high ceilings, providing an airy ambiance that is perfect for both relaxation and entertainment. Enjoy split air conditioning in every main room paired with an exhaust fan to remove any hot air or bring in cool air during those winter months. The primary bedroom is a tranquil haven, boasting generous closet space and a private en-suite bathroom with luxurious finishes. The second bedroom offers flexibility for guests, a home office, or a personal sanctuary. Laminate flooring throughout with porcelain tile flooring in wet areas. Both bathrooms renovated, primary bath has a walk in shower, washer/dryer in 2nd bathroom. Step outside to the private lanai, where you can savor the Hawaiian breeze. Residents of this community enjoy access to a range of amenities, including a sparkling pool, BBQ cabana and landscaped grounds. With convenient access to shopping, dining, and entertainment, this home offers a lifestyle of convenience and sophistication. Pet friendly community up to 2 pets no weight limit. **Sale Conditions:** None **Schools:** [Ewa Beach](#), [Ilima](#), [Campbell](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
91-1046 Laaulu Street 22G	\$645,000	2 & 2/0	1,060 \$608	75,751 \$9	117	68%	2	12

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
91-1046 Laaulu Street 22G	\$166 \$511 \$50	\$213,600	\$397,900	\$611,500	105%	1991 & 2024

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
91-1046 Laaulu Street 22G	\$660,000	05-13-2024	102%	102%	VA

[91-1046 Laaulu Street 22G](#) - MLS#: [202407441](#) - Welcome to Arbors, a gated townhouse community with garages. Step inside this 2-bed, 2-bath home with 1,060 sq ft of living on one floor. The open-concept living area is adorned with high ceilings, providing an airy ambiance that is perfect for both relaxation and entertainment. Enjoy split air conditioning in every main room paired with an exhaust fan to remove any hot air or bring in cool air during those winter months. The primary bedroom is a tranquil haven, boasting generous closet space and a private en-suite bathroom with luxurious finishes. The second bedroom offers flexibility for guests, a home office, or a personal sanctuary. Laminate flooring throughout with porcelain tile flooring in wet areas. Both bathrooms renovated, primary bath has a walk in shower, washer/dryer in 2nd bathroom. Step outside to the private lanai, where you can savor the Hawaiian breeze. Residents of this community enjoy access to a range of amenities, including a sparkling pool, BBQ cabana and landscaped grounds. With convenient access to shopping, dining, and entertainment, this home offers a lifestyle of convenience and sophistication. Pet friendly community up to 2 pets no weight limit. **Region:** Ewa Plain **Neighborhood:** Ewa **Condition:** Excellent, Above Average **Parking:** Garage, Guest, Secured Entry, Street **Total Parking:** 2 **View:** None **Frontage:** Pool: **Zoning:** 11 - A-1 Low Density Apartment **Sale Conditions:** None **Schools:** [Ewa Beach](#), [Ilima](#), [Campbell](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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