

Montecito-Tuscany 91-2226 Kanela Street Unit T89, Ewa Beach 96706 * Montecito-Tuscany

* **\$830,000**

Sold Price: \$855,000	Sold Date: 05-14-2024	Sold Ratio: 103%
Beds: 4	MLS#: 202407652 , FS	Year Built: 2006
Bath: 3/0	Status: Sold	Remodeled:
Living Sq. Ft.: 1,649	List Date & DOM: 04-05-2024 & 14	Total Parking: 3
Land Sq. Ft.: 1,156	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 88	Frontage:	Building: \$401,600
Sq. Ft. Other: 16	Tax/Year: \$250/2024	Land: \$457,200
Total Sq. Ft. 1,753	Neighborhood: Ewa Gen Montecito-tuscany	Total: \$858,800
Maint./Assoc. \$532 / \$50	Flood Zone : Zone D - Tool	Stories / CPR: Two / Yes
Parking: 3 Car+, Driveway, Garage	Frontage:	View: None
Zoning : 11 - A-1 Low Density Apartment		

Public Remarks: Immerse yourself in this captivating 4 bedroom, 3 bathroom, move-in ready home nestled in the Montecito Tuscany community. As you enter, be greeted by a flood of natural light illuminating an open-concept living area, creating an inviting atmosphere for memorable gatherings or tranquil family time. The inclusion of a ground-floor bedroom with a full bath caters to accessibility for all, promoting a seamless living experience. Ascend to the upper floor where an expansive en-suite bedroom complete with a vast closet space awaits. Leverage the 14 PV panels (leased) to mitigate rising utilities and savor the comfort of central AC during warm tropical nights. The property's unique position, with no rear neighbors, ensures privacy, enhancing the outdoor living space. A covered patio, enclosed yard, ample guest parking, together with a communal pool, accentuates the joy of hosting your favorite people. Situated mere minutes from Laulani Shopping Center, Ewa Town Center, Ewa Dog Park, Hawaii Prince Golf Course, and the myriad attractions of Oahu, this home is a must-see. Seize the chance to claim this slice of paradise as your own! **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
91-2226 Kanela Street T89	\$830,000	4 & 3/0	1,649 \$503	1,156 \$718	88	0%	0	14

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
91-2226 Kanela Street T89	\$250 \$532 \$50	\$457,200	\$401,600	\$858,800	97%	2006 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
91-2226 Kanela Street T89	\$855,000	05-14-2024	103%	103%	VA

[91-2226 Kanela Street T89](#) - MLS#: [202407652](#) - Immerse yourself in this captivating 4 bedroom, 3 bathroom, move-in ready home nestled in the Montecito Tuscany community. As you enter, be greeted by a flood of natural light illuminating an open-concept living area, creating an inviting atmosphere for memorable gatherings or tranquil family time. The inclusion of a ground-floor bedroom with a full bath caters to accessibility for all, promoting a seamless living experience. Ascend to the upper floor where an expansive en-suite bedroom complete with a vast closet space awaits. Leverage the 14 PV panels (leased) to mitigate rising utilities and savor the comfort of central AC during warm tropical nights. The property's unique position, with no rear neighbors, ensures privacy, enhancing the outdoor living space. A covered patio, enclosed yard, ample guest parking, together with a communal pool, accentuates the joy of hosting your favorite people. Situated mere minutes from Laulani Shopping Center, Ewa Town Center, Ewa Dog Park, Hawaii Prince Golf Course, and the myriad attractions of Oahu, this home is a must-see. Seize the chance to claim this slice of paradise as your own! **Region:** Ewa Plain **Neighborhood:** Ewa Gen Montecito-tuscany **Condition:** Above Average **Parking:** 3 Car+, Driveway, Garage **Total Parking:** 3 **View:** None **Frontage:** **Pool:** Community Association Pool **Zoning:** 11 - A-1 Low Density Apartment **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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