

91-1005 Niolo Street, Ewa Beach 96706 \* \* \$1,300,000

|                                       |                                 |                         |
|---------------------------------------|---------------------------------|-------------------------|
| Beds: 5                               | MLS#: 202408231, FS             | Year Built: 2001        |
| Bath: 3/0                             | Status: Active Under Contract   | Remodeled:              |
| Living Sq. Ft.: 2,676                 | List Date & DOM: 04-13-2024 & 5 | Total Parking: 4        |
| Land Sq. Ft.: 5,040                   | Condition: Above Average        | Assessed Value          |
| Lanai Sq. Ft.: 0                      | Frontage: Other                 | Building: \$458,800     |
| Sq. Ft. Other: 0                      | Tax/Year: \$324/2024            | Land: \$740,600         |
| Total Sq. Ft. 2,676                   | Neighborhood: Ewa Gen Carriages | Total: \$1,199,400      |
| Maint./Assoc. \$0 / \$42              | Flood Zone: Zone D - Tool       | Stories / CPR: Two / No |
| Parking: 3 Car+, Driveway, Garage     | Frontage: Other                 |                         |
| Zoning: 05 - R-5 Residential District | View: Other                     |                         |

**Public Remarks:** Nestled within the serene and highly coveted Ewa by Gentry Carriages neighborhood, this stunning 5-bedroom, 3-bathroom residence invites you into a world of luxury and comfort. Boasting an expansive two-story layout, this home captivates with its spacious open living areas, a full bedroom and full bathroom on the first floor, and a secondary family room adjacent to the kitchen featuring a convenient wet bar and the seamless integration of indoor and outdoor living spaces. The heart of this home, a large primary suite, promises a private retreat with its lavish full bathroom and custom walk-in closet. Every detail reflects quality and elegance, from the central AC to the high-end kitchen with stainless steel appliances with a sub-zero refrigerator. The property's commitment to sustainability is highlighted by the 40 owned solar panels, ensuring low electricity bills and eco-friendly living. This property is not just a home but a lifestyle choice for those seeking comfort, luxury, and sustainability. With ample living space, both indoors and out, and situated in a neighborhood known for its tranquility and charm, this property is indeed a must-see and a perfect place to call home. **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="#">91-1005 Niolo Street</a> | <a href="#">\$1,300,000</a> | 5 & 3/0  | 2,676   \$486 | 5,040   \$258 | 0     | 0%   | 0  | 5   |

| Address                              | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|--------------------------------------|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">91-1005 Niolo Street</a> | \$324   \$0   \$42  | \$740,600     | \$458,800         | \$1,199,400    | 108%  | 2001 & NA        |

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| <a href="#">91-1005 Niolo Street</a> - MLS#: <a href="#">202408231</a> - Nestled within the serene and highly coveted Ewa by Gentry Carriages neighborhood, this stunning 5-bedroom, 3-bathroom residence invites you into a world of luxury and comfort. Boasting an expansive two-story layout, this home captivates with its spacious open living areas, a full bedroom and full bathroom on the first floor, and a secondary family room adjacent to the kitchen featuring a convenient wet bar and the seamless integration of indoor and outdoor living spaces. The heart of this home, a large primary suite, promises a private retreat with its lavish full bathroom and custom walk-in closet. Every detail reflects quality and elegance, from the central AC to the high-end kitchen with stainless steel appliances with a sub-zero refrigerator. The property's commitment to sustainability is highlighted by the 40 owned solar panels, ensuring low electricity bills and eco-friendly living. This property is not just a home but a lifestyle choice for those seeking comfort, luxury, and sustainability. With ample living space, both indoors and out, and situated in a neighborhood known for its tranquility and charm, this property is indeed a must-see and a perfect place to call home. <b>Region:</b> Ewa Plain <b>Neighborhood:</b> Ewa Gen Carriages <b>Condition:</b> Above Average <b>Parking:</b> 3 Car+, Driveway, Garage <b>Total Parking:</b> 4 <b>View:</b> Other <b>Frontage:</b> Other <b>Pool:</b> None <b>Zoning:</b> 05 - R-5 Residential District <b>Sale Conditions:</b> None <b>Schools:</b> , , * <a href="#">Request Showing</a> , <a href="#">Photos</a> , <a href="#">History</a> , <a href="#">Maps</a> , <a href="#">Deed</a> , <a href="#">Watch List</a> , <a href="#">Tax Info</a> |
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DOM = Days on Market, Occ. = Occupancy, FL = Floor Number