## 91-2102 Kanela Street Unit M-84, Ewa Beach 96706 \* \$550,000 \* Originally \$585,000

Cold Drico, \$700,000	Sold Date: 09-10-2021	Sold Ratio: 127%
Sold Price: \$700,000	Solu Dale: 09-10-2021	5010 Ratio: 127%
Beds: 3	MLS#: 202012535, FS	Year Built: <b>2006</b>
Bath: <b>2/1</b>	Status: Sold	Remodeled:
Living Sq. Ft.: <b>1,276</b>	List Date & DOM: 06-05-2020 & 134	Total Parking: <b>3</b>
Land Sq. Ft.: <b>1,143</b>	Condition: Average	Assessed Value
Lanai Sq. Ft.: <b>0</b>	Frontage:	Building: <b>\$262,800</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$173/2019</b>	Land: <b>\$329,700</b>
Total Sq. Ft. <b>1,276</b>	Neighborhood: <b>Ewa Gen</b> <b>Montecito-tuscany</b>	Total: <b>\$592,500</b>
Maint./Assoc. <b>\$433 / \$38</b>	Flood Zone: Zone D - Tool	Stories / CPR: Two / Yes
Parking: <b>3 Car+</b>	Frontage	2:
Zoning: 05 - R-5 Resident	tial District View	/: None

Zoning: 05 - R-5 Residential District

View: None

Public Remarks: Priced very competitive and below appraisal for a quick sale. This home is located in a highly desirable neighborhood on a corner lot with three dedicated parking stalls. Enjoy laminate floors in the living area and tile in the kitchen. Easy access to Ft barrette road to avoid heavy traffic . 48 hour notice to show. schedule now. Shortsale already approved. buyer is required to pay a \$25,000 court ordered fee. Sale Conditions: Bankruptcy, Short Sale Schools: , , \* Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	DOM
91-2102 Kanela Street M-84	<u>\$550,000</u>	3 & 2/1	1,276   \$431	1,143   \$481	134

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
91-2102 Kanela Street M-84	\$173   \$433   \$38	\$329,700	\$262,800	\$592,500	93%	2006 & NA

Address	Sold Price	Sold Date	Sold Ratio	<b>Original Ratio</b>	Sold Terms
91-2102 Kanela Street M-84	\$700,000	09-10-2021	127%	120%	VA

91-2102 Kanela Street M-84 - MLS#: 202012535 - Original price was \$585,000 - Priced very competitive and below appraisal for a quick sale. This home is located in a highly desirable neighborhood on a corner lot with three dedicated parking stalls. Enjoy laminate floors in the living area and tile in the kitchen. Easy access to Ft barrette road to avoid heavy traffic . 48 hour notice to show. schedule now. Shortsale already approved. buyer is required to pay a \$25,000 court ordered fee. Region: Ewa Plain Neighborhood: Ewa Gen Montecito-tuscany Condition: Average Parking: 3 Car+ Total Parking: 3 View: None Frontage: Pool: Community Association Pool Zoning: 05 - R-5 Residential District Sale Conditions: Bankruptcy, Short Sale Schools: , , \* Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market