91-6221 Kapolei Parkway Unit 526, Ewa Beach 96706 * $799,000

Sold Price: $839,000	Sold Date: 04-21-2021	Sold Ratio: 105%
Beds: **3**	MLS#: **202106800, FS**	Year Built: **2016**
Bath: **2/1**	Status: **Sold**	Remodeled:
Living Sq. Ft.: **1,456**	List Date & DOM: **03-11-2021** & **5**	Total Parking: **4**
Land Sq. Ft.: **3,644**	Condition: **Above Average, Excellent**	Assessed Value
Lanai Sq. Ft.: **25**	Frontage: **Golf Course**	Building: **$344,900**
Sq. Ft. Other: **77**	Tax/Year: **$170/2021**	Land: **$347,200**
Total Sq. Ft. **1,558**	Neighborhood: **Ewa Gen Parkside**	Total: **$692,100**
Maint./Assoc. **$350 / $42**	Flood Zone: **Zone D - Tool**	Stories / CPR: **Two / Yes**
Parking: **3 Car+, Driveway, Garage**	Frontage: **Golf Course**	
Zoning: **11 - A-1 Low Density Apartment**	View: **Golf Course**	

Public Remarks: Enjoy this well maintained perimeter lot home in highly desirable Parkside by Gentry with 12 owned PV panels + batteries and a solar water heater! This home has 3 bedrooms with 2.5 bathrooms, a large loft upstairs, 2 car garage + driveway for 2 additional cars, central AC, dual pane windows, Corian counters and much more. No neighbors in the back as this home backs up to the Coral Creek golf course. Parkside by Gentry has a pool/recreation area with ample visitor parking throughout the complex in addition to being minutes away from shops, restaurants and Ka Makana Alii mall. Scheduled showings on 3/13/21-3/14/21 between 12pm-5pm with offers due on 3/15/21 at 12pm. We will hold a public open on Saturday/Sunday 2p-5p but priority given to those with appointments. **Sale Conditions:** Subject To Replacement Property **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
91-6221 Kapolei Parkway 526	$799,000	3 & 2/1	1,456 | $549	3,644 | $219	5

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
91-6221 Kapolei Parkway 526	$170 | $350 | $42	$347,200	$344,900	$692,100	115%	2016 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
91-6221 Kapolei Parkway 526	$839,000	04-21-2021	105%	105%	VA

91-6221 Kapolei Parkway 526 - MLS#: 202106800 - Enjoy this well maintained perimeter lot home in highly desirable Parkside by Gentry with 12 owned PV panels + batteries and a solar water heater! This home has 3 bedrooms with 2.5 bathrooms, a large loft upstairs, 2 car garage + driveway for 2 additional cars, central AC, dual pane windows, Corian counters and much more. No neighbors in the back as this home backs up to the Coral Creek golf course. Parkside by Gentry has a pool/recreation area with ample visitor parking throughout the complex in addition to being minutes away from shops, restaurants and Ka Makana Alii mall. Scheduled showings on 3/13/21-3/14/21 between 12pm-5pm with offers due on 3/15/21 at 12pm. We will hold a public open on Saturday/Sunday 2p-5p but priority given to those with appointments. **Region:** Ewa Plain **Neighborhood:** Ewa Gen Parkside **Condition:** Above Average, Excellent **Parking:** 3 Car+, Driveway, Garage **Total Parking:** 4 **View:** Golf Course **Frontage:** Golf Course **Pool:** None **Zoning:** 11 - A-1 Low Density Apartment **Sale Conditions:** Subject To Replacement Property **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market