

Tiburon 2 91-3017 Makalea Loop, Ewa Beach 96706 * \$785,000 * Originally \$780,000

Sold Price: \$785,000	Sold Date: 01-03-2022	Sold Ratio: 100%
Beds: 3	MLS#: <u>202128951</u>, FS	Year Built: 2003
Bath: 2/1	Status: Sold	Remodeled: 2021
Living Sq. Ft.: 1,317	List Date & DOM: 11-18-2021 & 8	Total Parking: 4
Land Sq. Ft.: 3,504	Condition: Above Average, Excellent	Assessed Value
Lanai Sq. Ft.: 0	Frontage: Other	Building: \$265,500
Sq. Ft. Other: 111	Tax/Year: \$172/2021	Land: \$325,500
Total Sq. Ft. 1,428	Neighborhood: Ewa Gen Tiburon	Total: \$591,000
Maint./Assoc. \$426 / \$42	Flood Zone : Zone D - Tool	Stories / CPR: Two / Yes
Parking: 3 Car+, Driveway, Garage	Frontage: Other	
Zoning : 11 - A-1 Low Density Apartment	View: None	

Public Remarks: Highly Desired Tiburon Home in Ewa Gentry! Enjoy your Two Car Garage PLUS two tandem spots & parking pass, allowing total five parking, when available. Great Value in that driveway parking is not available to every home on Makalea. COOL OFF under your Central Air Conditioning and Ceiling fans that Boost Energy & Money Savings. Appreciate the Open floor plan that leads to a Spacious Outdoor area that will be sure to Enhance your Dining Experience, with both tile surfaces and Turf, perfect for kids and or pets. Convenient 1/2 bath downstairs, for your guests and all to enjoy. In June 2021, the inside was painted & Luxury Vinyl flooring was installed (downstairs & partly upstairs) makes cleaning and Maintenance a Breeze. Ewa Tiburon owners enjoy a Community Pool with Kids & Dog Park (Hoalauna) nearby, for easy entertainment. Close to Foodland, Safeway, Ka Makana Ali'i Mall, Medical Centers & Miles of White Sandy Beaches at Barber's Point...This is 808 Living! Currently rented \$3200/mo & tenant vacating 12/15. *Photos from June 2021. Washer/Dryer will be replaced with owners' set prior to closing. Maint fees increasing from \$425.74 to \$438.51 addressing new common piping. **Sale**

Conditions: None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)





Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
91-3017 Makalea Loop	\$785,000	3 & 2/1	1,317 \$596	3,504 \$224	8

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
91-3017 Makalea Loop	\$172 \$426 \$42	\$325,500	\$265,500	\$591,000	133%	2003 & 2021

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
91-3017 Makalea Loop	\$785,000	01-03-2022	100%	101%	VA

[91-3017 Makalea Loop](#) - MLS#: [202128951](#) - Original price was \$780,000 - Highly Desired Tiburon Home in Ewa Gentry! Enjoy your Two Car Garage PLUS two tandem spots & parking pass, allowing total five parking, when available. Great Value in that driveway parking is not available to every home on Makalea. COOL OFF under your Central Air Conditioning and Ceiling fans that Boost Energy & Money Savings. Appreciate the Open floor plan that leads to a Spacious Outdoor area that will be sure to Enhance your Dining Experience, with both tile surfaces and Turf, perfect for kids and or pets. Convenient 1/2 bath downstairs, for your guests and all to enjoy. In June 2021, the inside was painted & Luxury Vinyl flooring was installed (downstairs & partly upstairs) makes cleaning and Maintenance a Breeze. Ewa Tiburon owners enjoy a Community Pool with Kids & Dog Park (Hoalauna) nearby, for easy entertainment. Close to Foodland, Safeway, Ka Makana Ali'i Mall, Medical Centers & Miles of White Sandy Beaches at Barber's Point...This is 808 Living! Currently rented \$3200/mo & tenant vacating 12/15. *Photos from June 2021. Washer/Dryer will be replaced with owners' set prior to closing. Maint fees increasing from \$425.74 to \$438.51 addressing new common piping. **Region:** Ewa Plain **Neighborhood:** Ewa Gen Tiburon **Condition:** Above Average, Excellent **Parking:** 3 Car+, Driveway, Garage **Total Parking:** 4 **View:** None **Frontage:** Other **Pool:** None **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