91-1168 Hoomahana Street, Ewa Beach 96706 * $1,350,000

Sold Price:	$1,400,000	Sold Date:	01-07-2022	Sold Ratio:	104%
Beds:	**4**	MLS#:	**202130131, FS**	Year Built:	**2007**
Bath:	**3/1**	Status:	**Sold**	Remodeled:	
Living Sq. Ft.:	**2,501**	List Date & DOM:	**12-17-2021** & **7**	Total Parking:	**4**
Land Sq. Ft.:	**5,040**	Condition:	**Excellent**	Assessed Value	
Lanai Sq. Ft.:	**0**	Frontage:	**Preservation**	Building:	**$500,500**
Sq. Ft. Other:	**479**	Tax/Year:	**$234/2022**	Land:	**$646,300**
Total Sq. Ft.	**2,980**	Neighborhood:	**Ewa Gen Haleakea**	Total:	**$1,146,800**
Maint./Assoc.	**$0 / $42**	Flood Zone:	**Zone D - Tool**	Stories / CPR:	**Two / No**
Parking:	**3 Car+, Driveway, Garage, Street**			Frontage:	**Preservation**
Zoning:	**05 - R-5 Residential District**			View:	**Mountain, Other, Sunrise**

Public Remarks: PERIMTER LOT. 32 PANELS, OWNED "NET METERED" PV SYSTEM. MASTER BEDROOM ON FIRST FLOOR, NEW WATER HEATER, NEW CENTRAL AC. Very well maintained, 4 bedroom, 3.5 bath, 2 car garage home with a driveway in the highly desirable Ewa by Gentry neighborhood of Haleakea. Very open floorplan, with an open gourmet kitchen and large island. Central AC and ceiling fans throughout the home. The master bedroom is on the first floor with a covered lanai between the master bedroom and the kitchen to enjoy the outdoor living space on this perimeter lot. The backyard faces NE, so you will never have the hot afternoon sun to contend with, very nice. The second floor features a dual vanity, Jack & Jill bathroom between the two very spacious bedroom's. Enjoy more outdoor living from your upstairs covered lanai just off the Loft (Bonus Room). And finally, the Guest Suite! A totally separate room with its own full bathroom and Split AC system at the front of the house, left of the entry lanai. Perfect for guests, a hobby room, home office, etc... Just a few blocks from the Hoalauna Community Park, which includes a Dog Park! Also, just minutes away to the Laulani Shopping Center! **Sale Conditions:** None **Schools:** Pohakea, Ilima, Campbell * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
91-1168 Hoomahana Street	$1,350,000	4 & 3/1	2,501 | $540	5,040 | $268	7

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
91-1168 Hoomahana Street	$234 | $0 | $42	$646,300	$500,500	$1,146,800	118%	2007 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
91-1168 Hoomahana Street	$1,400,000	01-07-2022	104%	104%	Cash 10000

91-1168 Hoomahana Street - MLS#: 202130131 - PERIMTER LOT. 32 PANELS, OWNED "NET METERED" PV SYSTEM. MASTER BEDROOM ON FIRST FLOOR, NEW WATER HEATER, NEW CENTRAL AC. Very well maintained, 4 bedroom, 3.5 bath, 2 car garage home with a driveway in the highly desirable Ewa by Gentry neighborhood of Haleakea. Very open floorplan, with an open gourmet kitchen and large island. Central AC and ceiling fans throughout the home. The master bedroom is on the first floor with a covered lanai between the master bedroom and the kitchen to enjoy the outdoor living space on this perimeter lot. The backyard faces NE, so you will never have the hot afternoon sun to contend with, very nice. The second floor features a dual vanity, Jack & Jill bathroom between the two very spacious bedroom's. Enjoy more outdoor living from your upstairs covered lanai just off the Loft (Bonus Room). And finally, the Guest Suite! A totally separate room with its own full bathroom and Split AC system at the front of the house, left of the entry lanai. Perfect for guests, a hobby room, home office, etc... Just a few blocks from the Hoalauna Community Park, which includes a Dog Park! Also, just minutes away to the Laulani Shopping Center! **Region:** Ewa Plain **Neighborhood:** Ewa Gen Haleakea **Condition:** Excellent **Parking:** 3 Car+, Driveway, Garage, Street **Total Parking:** 4 **View:** Mountain, Other, Sunrise **Frontage:** Preservation **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** Pohakea, Ilima, Campbell * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market