91-1037 Nahawele Street, Ewa Beach 96706 * $995,500 * Originally $1,195,000

Sold Price: $990,000	Sold Date: 10-26-2022	Sold Ratio: 99%
Beds: **2**	MLS#: **202211740, FS**	Year Built: **1989**
Bath: **2/0**	Status: **Sold**	Remodeled: **2022**
Living Sq. Ft.: **1,939**	List Date & DOM: **06-18-2022** & **94**	Total Parking: **4**
Land Sq. Ft.: **5,959**	Condition: **Excellent**	Assessed Value
Lanai Sq. Ft.: **200**	Frontage: **Other**	Building: **$227,800**
Sq. Ft. Other: **0**	Tax/Year: **$209/2021**	Land: **$617,200**
Total Sq. Ft. **2,139**	Neighborhood: **Westloch Estates**	Total: **$845,000**
Maint./Assoc. **$0 / $56**	Flood Zone: **Zone X - Tool**	Stories / CPR: **One / No**
Parking: **3 Car+, Driveway, Garage**	Frontage: **Other**	
Zoning: **51 - AG-1 Restricted Agricultur**	View: **Garden, Sunset**	

Public Remarks: Price Reduced to below $1Million! ONE LEVEL HOME in West Loch Estates - Prior MODEL HOME-Freshly Painted Interior & Exterior! 1939 sq ft living area with Custom Trellis on 2 open lanais, Completely fenced! CENTRAL AIR COND (New 2017)! Huge living area with vaulted ceilings & indirect lighting! GORGEOUS Engineered Wood floors! Kitchen with Oak Cabinets and Granite Counters, Skylight that opens in Kitchen - Breakfast Bar and Dining Room area - Family Room for an office, or guest area! New Microwave, Solar Heater & Solar Panels and 12 PV owned panels, 2 solar roof fans, Mirrored closets! You will not want to miss this property! Perfect in so many ways! Culdesac with the best neighbors! Bay Windows! Easy for entertaining or yard area for tropical plants - Front Wrought Iron Gate and Back Wrought Iron Gate Moss rock wall in back with wrought iron on top. Privacy fence between neighbors. 2 car garage with driveway for 2 cars, walkways surround 3/4 of house. Palm & plumeria tree and other tropical trees - French Double doors give this home a bright open feeling, bringing the outdoors into your living area! Single Level home! NO STAIRS IN THIS HOME, except the attic stairs! LOW ASSFEE! **Sale Conditions:** None **Schools:** Holomua, Ilima, Campbell * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info











Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
91-1037 Nahawele Street	**$995,500**	2 & 2/0	1,939 | $513	5,959 | $167	94

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
91-1037 Nahawele Street	$209 | $0 | $56	$617,200	$227,800	$845,000	118%	1989 & 2022

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
91-1037 Nahawele Street	$990,000	10-26-2022	99%	83%	VA 13000

91-1037 Nahawele Street - MLS#: 202211740 - Original price was $1,195,000 - Price Reduced to below $1Million! ONE LEVEL HOME in West Loch Estates - Prior MODEL HOME-Freshly Painted Interior & Exterior! 1939 sq ft living area with Custom Trellis on 2 open lanais, Completely fenced! CENTRAL AIR COND (New 2017)! Huge living area with vaulted ceilings & indirect lighting! GORGEOUS Engineered Wood floors! Kitchen with Oak Cabinets and Granite Counters, Skylight that opens in Kitchen - Breakfast Bar and Dining Room area - Family Room for an office, or guest area! New Microwave, Solar Heater & Solar Panels and 12 PV owned panels, 2 solar roof fans, Mirrored closets! You will not want to miss this property! Perfect in so many ways! Culdesac with the best neighbors! Bay Windows! Easy for entertaining or yard area for tropical plants - Front Wrought Iron Gate and Back Wrought Iron Gate Moss rock wall in back with wrought iron on top. Privacy fence between neighbors. 2 car garage with driveway for 2 cars, walkways surround 3/4 of house. Palm & plumeria tree and other tropical trees - French Double doors give this home a bright open feeling, bringing the outdoors into your living area! Single Level home! NO STAIRS IN THIS HOME, except the attic stairs! LOW ASSFEE! **Region:** Ewa Plain **Neighborhood:** Westloch Estates **Condition:** Excellent **Parking:** 3 Car+, Driveway, Garage **Total Parking:** 4 **View:** Garden, Sunset **Frontage:** Other **Pool:** None **Zoning:** 51 - AG-1 Restricted Agricultur **Sale Conditions:** None **Schools:** Holomua, Ilima, Campbell * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market