

**Montecito-Tuscany 91-1067 Kanela Street Unit T-30, Ewa Beach 96706 \* \$850,000**

Bed: <b>4</b>	MLS#: <b>202316354, FS</b>	Year Built: <b>2005</b>
Bath: <b>2/1</b>	Status: <b>Active Under Contract</b>	Remodeled: <b>2022</b>
Living Sq. Ft.: <b>1,538</b>	List Date & DOM: <b>07-12-2023 &amp; 39</b>	Total Parking: <b>4</b>
Land Sq. Ft.: <b>1,162</b>	Condition: <b>Excellent</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>173</b>	Frontage:	Building: <b>\$334,200</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$25/2023</b>	Land: <b>\$489,900</b>
Total Sq. Ft. <b>1,711</b>	Neighborhood: <b>Ewa Gen Montecito-tuscany</b>	Total: <b>\$824,100</b>
Maint./Assoc. <b>\$530 / \$50</b>	<a href="#">Flood Zone:</a> <b>Zone D - <a href="#">Tool</a></b>	Stories / CPR: <b>Two / Yes</b>
Parking: <b>3 Car+, Driveway, Garage</b>	Frontage:	
<a href="#">Zoning:</a> <b>05 - R-5 Residential District</b>	View: <b>None</b>	

**Public Remarks:** Assume owners' VA Loan@2.5% interest! (Must have full entitlement.) Desirable four bedroom w. Updated flooring, Refreshed Cabinets, & Paint. Reduce rising electric bills w/ a Solar Water Heater & 19 Solar Panels (leased) on Net Metering, PLUS Two Back-Up Batteries! Desirable open floor plan w/sliding doors leading to covered patio lanai for seamless indoor/outdoor 808 Style Living. All bedrooms are upstairs, with two bedrooms showcasing a connecting front-facing lanai terrace. At the top of the stairs, there is a landing perfect for a desk, small seating area, or a kid's & pets lounge. Located on the perimeter of the neighborhood. Assoc'n amenities include swimming pool/BBQ area/kid's play park. Dog park nearby. Great location close to the heart of Ewa Shopping, Dining, Safeway Grocery, Starbucks & more. This is 808Living! VA Loan balance \$725,000 on 2/1/24. Payments are \$3,105.54./month w/Carrington, not including taxes/insurance or maint fees. Carrington noted VA assumptions taking near 3 months to close. Buyers need roughly \$145K cash to close assumption. Maint. fees include water/sewer/trash/community pool. Sellers plan to select offer on 2/28/24. Closing min 60 days. **Sale**

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

Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	DOM
<a href="#">91-1067 Kanela Street T-30</a>	<a href="#">\$850,000</a>	4 & 2/1	1,538   \$553	1,162   \$731	39

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">91-1067 Kanela Street T-30</a>	\$25   \$530   \$50	\$489,900	\$334,200	\$824,100	103%	2005 & 2022

**91-1067 Kanela Street T-30** - MLS#: **202316354** - Assume owners' VA Loan@2.5% interest! (Must have full entitlement.) Desirable four bedroom w. Updated flooring, Refreshed Cabinets, & Paint. Reduce rising electric bills w/ a Solar Water Heater & 19 Solar Panels (leased) on Net Metering, PLUS Two Back-Up Batteries! Desirable open floor plan w/sliding doors leading to covered patio lanai for seamless indoor/outdoor 808 Style Living. All bedrooms are upstairs, with two bedrooms showcasing a connecting front-facing lanai terrace. At the top of the stairs, there is a landing perfect for a desk, small seating area, or a kid's & pets lounge. Located on the perimeter of the neighborhood. Assoc'n amenities include swimming pool/BBQ area/kid's play park. Dog park nearby. Great location close to the heart of Ewa Shopping, Dining, Safeway Grocery, Starbucks & more. This is 808Living! VA Loan balance \$725,000 on 2/1/24. Payments are \$3,105.54./month w/Carrington, not including taxes/insurance or maint fees. Carrington noted VA assumptions taking near 3 months to close. Buyers need roughly \$145K cash to close assumption. Maint. fees include water/sewer/trash/community pool. Sellers plan to select offer on 2/28/24. Closing min 60 days. **Region:** Ewa Plain **Neighborhood:** Ewa Gen Montecito-tuscany **Condition:** Excellent **Parking:** 3 Car+, Driveway, Garage **Total Parking:** 4 **View:** None **Frontage:** Pool: Community Association Pool,Condo Association Pool **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market