

**91-507 Ewa Beach Road, Ewa Beach 96706 \* \$1,800,000**

|                                                               |                                                                   |                                |
|---------------------------------------------------------------|-------------------------------------------------------------------|--------------------------------|
| Beds: <b>5</b>                                                | MLS#: <b><a href="#">202326170</a>, FS</b>                        | Year Built: <b>1936</b>        |
| Bath: <b>3/0</b>                                              | Status: <b>Active</b>                                             | Remodeled: <b>1970</b>         |
| Living Sq. Ft.: <b>2,679</b>                                  | List Date & DOM: <b>11-28-2023 &amp; 167</b>                      | Total Parking: <b>6</b>        |
| Land Sq. Ft.: <b>13,750</b>                                   | Condition: <b>Average</b>                                         | <a href="#">Assessed Value</a> |
| Lanai Sq. Ft.: <b>150</b>                                     | Frontage: <b>Ocean</b>                                            | Building: <b>\$274,000</b>     |
| Sq. Ft. Other: <b>0</b>                                       | Tax/Year: <b>\$516/2023</b>                                       | Land: <b>\$1,493,000</b>       |
| Total Sq. Ft. <b>2,829</b>                                    | Neighborhood: <b>Ewa Beach</b>                                    | Total: <b>\$1,767,000</b>      |
| Maint./Assoc. <b>\$0 / \$0</b>                                | <a href="#">Flood Zone</a> : <b>Zone D - <a href="#">Tool</a></b> | Stories / CPR: <b>One / No</b> |
| Parking: <b>3 Car+, Boat, Driveway, Street</b>                | Frontage: <b>Ocean</b>                                            |                                |
| <a href="#">Zoning</a> : <b>05 - R-5 Residential District</b> | View: <b>Diamond Head, Ocean, Sunrise Sunset</b>                  |                                |

**Public Remarks:** DO NOT GO ONTO THIS PROPERTY WITHOUT PERMISSION FROM THE LISTING AGENT. THERE WILL BE NO SHOWINGS IN THE INTERIOR WITHOUT A PRE-APPROVAL LETTER AND PROOF OF FUNDS VIA BANK STATEMENT. Long Term TENANTS are NOT to be disturbed. Sandy Beach is seasonal. Approved Sea Wall (Lava Rock) and Perimeter Lava Rock Wall on Property. 55 LINEAR FEET OF OCEAN FRONTAGE! Extremely Desirable Neighborhood located near the end of Fort Weaver Road, turning onto Ewa Beach Road. 3 Residential Dwellings on Property, all PERMITTED. 2 Bedroom 1 bath closest to the Street. 3 Bedroom 1 Bath in middle of the property with 150 sq. ft detached covered lanai. Studio 1 Bath closest to the ocean. The studio has newer sliding vinyl windows. 13,750 sq ft fee simple level lot (250 X 55). NO ASSOCIATION AND NO ASSOCIATION FEES. This is a golden opportunity to purchase 3 permitted properties on Ocean Front Property at a fantastic price! Ocean Views all the way to Diamond Head in Waikiki! Property is being sold "as-is" and there will be no credits or price reduction as a result of any inspections. **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 |
|---------------------------------------|-----------------------------|----------|---------------|----------------|-----|
| <a href="#">91-507 Ewa Beach Road</a> | <a href="#">\$1,800,000</a> | 5 & 3/0  | 2,679   \$672 | 13,750   \$131 | 167 |

| Address                               | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|---------------------------------------|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">91-507 Ewa Beach Road</a> | \$516   \$0   \$0   | \$1,493,000   | \$274,000         | \$1,767,000    | 102%  | 1936 & 1970      |

**91-507 Ewa Beach Road** - MLS#: [202326170](#) - DO NOT GO ONTO THIS PROPERTY WITHOUT PERMISSION FROM THE LISTING AGENT. THERE WILL BE NO SHOWINGS IN THE INTERIOR WITHOUT A PRE-APPROVAL LETTER AND PROOF OF FUNDS VIA BANK STATEMENT. Long Term TENANTS are NOT to be disturbed. Sandy Beach is seasonal. Approved Sea Wall (Lava Rock) and Perimeter Lava Rock Wall on Property. 55 LINEAR FEET OF OCEAN FRONTAGE! Extremely Desirable Neighborhood located near the end of Fort Weaver Road, turning onto Ewa Beach Road. 3 Residential Dwellings on Property, all PERMITTED. 2 Bedroom 1 bath closest to the Street. 3 Bedroom 1 Bath in middle of the property with 150 sq. ft detached covered lanai. Studio 1 Bath closest to the ocean. The studio has newer sliding vinyl windows. 13,750 sq ft fee simple level lot (250 X 55). NO ASSOCIATION AND NO ASSOCIATION FEES. This is a golden opportunity to purchase 3 permitted properties on Ocean Front Property at a fantastic price! Ocean Views all the way to Diamond Head in Waikiki! Property is being sold "as-Is" and there will be no credits or price reduction as a result of any inspections. **Region:** Ewa Plain **Neighborhood:** Ewa Beach **Condition:** Average **Parking:** 3 Car+, Boat, Driveway, Street **Total Parking:** 6 **View:** Diamond Head, Ocean, Sunrise, Sunset **Frontage:** Ocean **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