

91-1046 Waipaa Street, Ewa Beach 96706 * \$1,230,000

Beds: 4	MLS#: 202402970, FS	Year Built: 2013
Bath: 3/0	Status: Active Under Contract	Remodeled:
Living Sq. Ft.: 1,922	List Date & DOM: 02-16-2024 & 20	Total Parking: 3
Land Sq. Ft.: 4,835	Condition: Excellent, Above Average	Assessed Value
Lanai Sq. Ft.: 0	Frontage: Other	Building: \$388,900
Sq. Ft. Other: 0	Tax/Year: \$302/2023	Land: \$846,600
Total Sq. Ft. 1,922	Neighborhood: Hoakalei-ka Makana	Total: \$1,235,500
Maint./Assoc. \$0 / \$259	Flood Zone: Zone D - <u>Tool</u>	Stories / CPR: Two / No
Parking: 3 Car+, Street	Frontage: Other	
Zoning: 05 - R-5 Residential District	View: Other	

Public Remarks: Welcome to the highly sought-after neighborhood of Hoakalei at Ka Makana! This stunning property offers a rare opportunity with a seller's incentive of \$30,000 towards closing costs for a full-price offer. Take advantage of the VA assumable loan at a low 2.5% interest rate. This spacious home boasts 4 bedrooms and 3 baths, providing ample living space for your family. The first floor features a bedroom and a full bathroom, while the second floor includes a luxurious primary bedroom with a walk-in closet and full bath, two large bedrooms, and an office area. Enjoy energy efficiency with 24 owned PV panels. Convenience is key with a 2-car garage and an extra parking pad. The kitchen is equipped with corian counters and high-quality stainless steel appliances. Upgraded window shutters offer sophistication and privacy. The flooring includes tile downstairs, luxury vinyl upstairs, and new plush carpeting in each bedroom. Entertain in style in the backyard, perfect for gatherings. Living in this community provides access to amenities such as a pool with cabanas, a hot tub, gas grills, and HOA fee covers internet, cable, phone packages, and common area maintenance. **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
91-1046 Waipaa Street	\$1,230,000	4 & 3/0	1,922 \$640	4,835 \$254	20

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
91-1046 Waipaa Street	\$302 \$0 \$259	\$846,600	\$388,900	\$1,235,500	100%	2013 & NA

91-1046 Waipaa Street - MLS#: **202402970** - Welcome to the highly sought-after neighborhood of Hoakalei at Ka Makana! This stunning property offers a rare opportunity with a seller's incentive of \$30,000 towards closing costs for a full-price offer. Take advantage of the VA assumable loan at a low 2.5% interest rate. This spacious home boasts 4 bedrooms and 3 baths, providing ample living space for your family. The first floor features a bedroom and a full bathroom, while the second floor includes a luxurious primary bedroom with a walk-in closet and full bath, two large bedrooms, and an office area. Enjoy energy efficiency with 24 owned PV panels. Convenience is key with a 2-car garage and an extra parking pad. The kitchen is equipped with corian counters and high-quality stainless steel appliances. Upgraded window shutters offer sophistication and privacy. The flooring includes tile downstairs, luxury vinyl upstairs, and new plush carpeting in each bedroom. Entertain in style in the backyard, perfect for gatherings. Living in this community provides access to amenities such as a pool with cabanas, a hot tub, gas grills, and HOA fee covers internet, cable, phone packages, and common area maintenance. **Region:** Ewa Plain **Neighborhood:** Hoakalei-ka Makana **Condition:** Excellent, Above Average **Parking:** 3 Car+, Street **Total Parking:** 3 **View:** Other **Frontage:** Other **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market