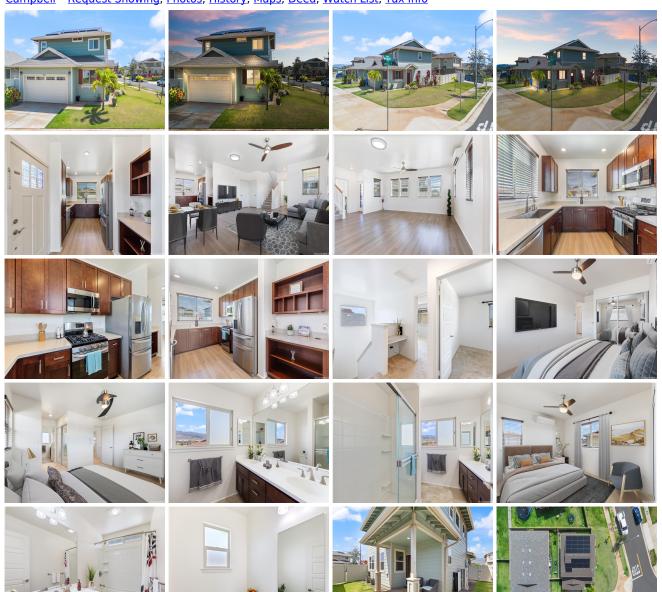
91-1563 Laauala Street, Ewa Beach 96706 * \$1,125,000 * Originally \$1,175,000

MLS#: 202404282, FS Year Built: 2018 Beds: 3 Bath: 2/1 Status: Active Remodeled: Living Sq. Ft.: 1,363 List Date & DOM: 03-01-2024 & 75 Total Parking: 2 Land Sq. Ft.: 3,866 Condition: Excellent **Assessed Value** Lanai Sq. Ft.: 0 Frontage: Other Building: \$328,500 Sq. Ft. Other: 76 Tax/Year: \$297/2023 Land: \$592,600 Total Sq. Ft. 1,439 Neighborhood: Hoopili-iliahi Total: \$921,100 Flood Zone: Zone D - Tool Stories / CPR: Two / No Maint./Assoc. \$0 / \$74

Parking: **Driveway, Garage, Street** Frontage: **Other**

Zoning: 07 - R-3.5 Residential District View: Garden, Mountain, Other, Sunrise, Sunset

Public Remarks: SELLER OFFERING \$10,000 CREDIT TO BUYER FOR CLOSING COSTS. CORNER LOT! 24 OWNED PV PANELS AND TWO TESLA POWERWALL BATTERIES! TANKLESS GAS WATER HEATER and GAS STOVE! Discover the epitome of modern living in Iliahi @ Hoopili with this exquisite corner house that seamlessly blends comfort and convenience. This 3-bedroom, 2.5-bath home boasts a FULLY FENCED YARD, ensuring privacy and security. The interior dazzles with luxury vinyl plank flooring downstairs and plush carpets upstairs. Each room is enhanced with upgraded ceiling fans and 4 split AC units for optimal comfort. The primary bedroom is a haven of relaxation, featuring his and hers closets, dual sinks and a stand-up shower. Ample parking is provided by a 2-car garage and driveway. Just a street away, the Soho Community Center, a community pool and a soccer field await your leisure. The area is vibrant with the Festival Market, Konane Park, a dog park, the newly opened rail station, upcoming basketball and tennis court. Minutes away the Kroc Center, Ka Makana Alii, and UH Hawaii West. Embrace the lifestyle you deserve in this prime location. **Sale Conditions:** None **Schools:** Ewa, Honouliuli, Campbell * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info









Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
91-1563 Laauala Street	<u>\$1,125,000</u>	3 & 2/1	1,363 \$825	3,866 \$291	75

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
91-1563 Laauala Street	\$297 \$0 \$74	\$592,600	\$328,500	\$921,100	122%	2018 & NA

91-1563 Laauala Street - MLS#: 202404282 - Original price was \$1,175,000 - SELLER OFFERING \$10,000 CREDIT TO BUYER FOR CLOSING COSTS. CORNER LOT! 24 OWNED PV PANELS AND TWO TESLA POWERWALL BATTERIES! TANKLESS GAS WATER HEATER and GAS STOVE! Discover the epitome of modern living in Iliahi @ Hoopili with this exquisite corner house that seamlessly blends comfort and convenience. This 3-bedroom, 2.5-bath home boasts a FULLY FENCED YARD, ensuring privacy and security. The interior dazzles with luxury vinyl plank flooring downstairs and plush carpets upstairs. Each room is enhanced with upgraded ceiling fans and 4 split AC units for optimal comfort. The primary bedroom is a haven of relaxation, featuring his and hers closets, dual sinks and a stand-up shower. Ample parking is provided by a 2-car garage and driveway. Just a street away, the Soho Community Center, a community pool and a soccer field await your leisure. The area is vibrant with the Festival Market, Konane Park, a dog park, the newly opened rail station, upcoming basketball and tennis court. Minutes away the Kroc Center, Ka Makana Alii, and UH Hawaii West. Embrace the lifestyle you deserve in this prime location. Region: Ewa Plain Neighborhood: Hoopili-iliahi Condition: Excellent Parking: Driveway, Garage, Street Total Parking: 2 View: Garden, Mountain, Other, Sunrise, Sunset Frontage: Other Pool: Community Association Pool Zoning: 07 - R-3.5 Residential District Sale Conditions: None Schools: Ewa, Honouliuli, Campbell * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market