

Terrazza 91-159 Makalea Street Unit 45, Ewa Beach 96706 * \$439,000 * Originally \$485,000

Sold Price: \$439,000	Sold Date: 01-10-2008	Sold Ratio: 100%
Beds: 4	MLS#: 2711592, FS	Year Built: 2001
Bath: 2/1	Status: Sold	Remodeled:
Living Sq. Ft.: 1,498	List Date & DOM: 06-17-2007 & 177	Total Parking: 0
Land Sq. Ft.: 3,599	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 144	Frontage:	Building: \$211,200
Sq. Ft. Other: 30	Tax/Year: \$138/2007	Land: \$319,100
Total Sq. Ft. 1,672	Neighborhood: Ewa Gen Terrazza	Total: \$530,300
Maint./Assoc. \$248 / \$34	Flood Zone : Zone X - Tool	Stories / CPR: Two / Yes
Parking: 3 Car+, Driveway, Garage	Frontage:	
Zoning : 11 - A-1 Low Density Apartment	View: None	

Public Remarks: Priced to Sell! Two story Terrazza home w/2-car garage plus driveway & guest parking, vertical blinds & ceiling fan in every room, improved kitchen/dining area (w/dishwasher),concrete patio & covered lanai w/ easy to maintain shrubbery. Community features rec center, pool,& children's playground. Close to schools and shopping centers; also only a short walk to the busline. Owner leaving Island. **Sale Conditions: Schools:** [Holomua](#), [Ilima](#), [Campbell](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
91-159 Makalea Street 45	\$439,000	4 & 2/1	1,498 \$293	3,599 \$122	177

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
91-159 Makalea Street 45	\$138 \$248 \$34	\$319,100	\$211,200	\$530,300	83%	2001 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
91-159 Makalea Street 45	\$439,000	01-10-2008	100%	91%	VA 10000

[91-159 Makalea Street 45](#) - MLS#: [2711592](#) - Original price was \$485,000 - Priced to Sell! Two story Terrazza home w/2-car garage plus driveway & guest parking, vertical blinds & ceiling fan in every room, improved kitchen/dining area (w/dishwasher),concrete patio & covered lanai w/ easy to maintain shrubbery. Community features rec center, pool,& children's playground. Close to schools and shopping centers; also only a short walk to the busline. Owner leaving Island.
Region: Ewa Plain **Neighborhood:** Ewa Gen Terrazza **Condition:** Above Average **Parking:** 3 Car+, Driveway, Garage
Total Parking: 0 **View:** None **Frontage:** Pool: None **Zoning:** 11 - A-1 Low Density Apartment **Sale Conditions: Schools:** [Holomua](#), [Ilima](#), [Campbell](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market