

Montecito-Tuscany 912208 Kanela Street Unit T-82, Ewa Beach 96706 * \$470,000 ***Originally \$485,000**

Sold Price: \$450,000	Sold Date: 10-30-2007	Sold Ratio: 96%
Beds: 4	MLS#: 2713498, FS	Year Built: 2006
Bath: 2/1	Status: Sold	Remodeled:
Living Sq. Ft.: 1,512	List Date & DOM: 07-18-2007 & 66	Total Parking: 0
Land Sq. Ft.: 3,307	Condition: Excellent	Assessed Value
Lanai Sq. Ft.: 30	Frontage: Other	Building: \$170,200
Sq. Ft. Other: 0	Tax/Year: \$115/2007	Land: \$252,000
Total Sq. Ft. 1,542	Neighborhood: Ewa Gen Montecito-tuscany	Total: \$422,200
Maint./Assoc. \$207 / \$33	Flood Zone : Zone D - Tool	Stories / CPR: Two / Yes
Parking: 3 Car+	Frontage: Other	
Zoning : 05 - R-5 Residential District	View: Mountain	

Public Remarks: \$10,000 CREDIT FOR CLOSING COSTS! Spacious 4 br/2.5 bath with a decorators touch throughout. Central A/C, deluxe cabinets. Clean, clear easy to maintain wrap around yard. Steps to community swimming pool, 39 guest parking stalls within a 30 second walk from home! The floor plan allows for a dining room table near the kitchen. Well taken care of and shows pride of ownership throughout. **Sale Conditions:** Schools: [Pohakea](#), [Ilima](#), [Campbell](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
912208 Kanela Street T-82	\$470,000	4 & 2/1	1,512 \$311	3,307 \$142	66

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
912208 Kanela Street T-82	\$115 \$207 \$33	\$252,000	\$170,200	\$422,200	111%	2006 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
912208 Kanela Street T-82	\$450,000	10-30-2007	96%	93%	Exchange

[912208 Kanela Street T-82](#) - MLS#: [2713498](#) - Original price was \$485,000 - \$10,000 CREDIT FOR CLOSING COSTS! Spacious 4 br/2.5 bath with a decorators touch throughout. Central A/C, deluxe cabinets. Clean, clear easy to maintain wrap around yard. Steps to community swimming pool, 39 guest parking stalls within a 30 second walk from home! The floor plan allows for a dining room table near the kitchen. Well taken care of and shows pride of ownership throughout. **Region:** Ewa Plain **Neighborhood:** Ewa Gen Montecito-tuscany **Condition:** Excellent **Parking:** 3 Car+ **Total Parking:** 0 **View:** Mountain **Frontage:** Other **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** Schools: [Pohakea](#), [Ilima](#), [Campbell](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market