## 91-338 Makalea Street Unit 52, Ewa Beach 96706 \* \* \$835,000 \* Originally \$850,000

 Beds: 3
 MLS#: 202410674, FS
 Year Built: 2003

 Bath: 2/1
 Status: Active
 Remodeled: 2006

 Living Sq. Ft.: 1,540
 List Date & DOM: 05-22-2024 & 35
 Total Parking: 3

 Land Sq. Ft.: 3,168
 Condition: Excellent
 Assessed Value

 Lanai Sq. Ft.: 0
 Frontage:
 Building: \$331,300

Total Sq. Ft. **1,570**Neighborhood: **Ewa Gen Las Brisas**Total: **\$851,300** 

Tax/Year: \$219/2023

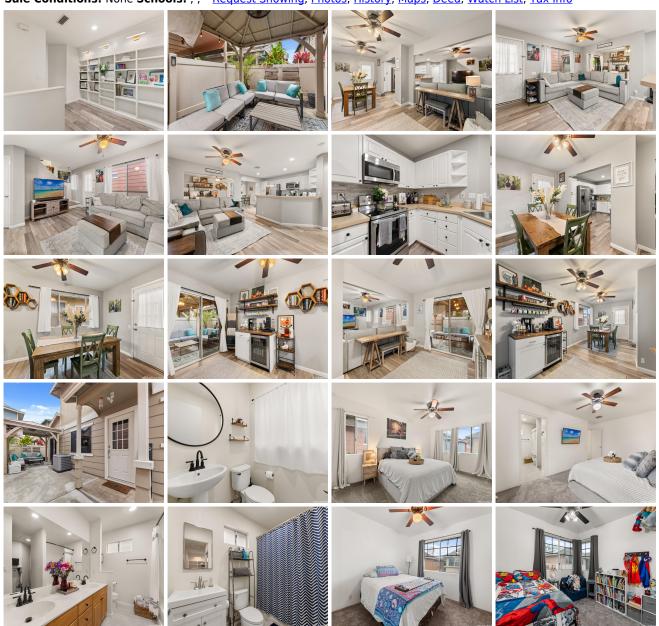
Land: \$520,000

Maint./Assoc. \$556 / \$50 Flood Zone: Zone D - Tool Stories / CPR: Two / Yes

Parking: **3 Car**+ Frontage: Zoning: **11 - A-1 Low Density Apartment** View: **None** 

Sq. Ft. Other: 30

**Public Remarks:** Welcome to the epitome of island-style living. This stunning 3-bedroom, 2.5-bathroom home in the Ewa Gentry Las Brisas community seamlessly blends convenience with practicality. Its spacious and inviting living area effortlessly connects the living room, dining room and kitchen, creating the perfect space for entertaining family and friends. The kitchen boasts gleaming stainless steel appliances, including a new dishwasher, making meal preparation a joy. Whether you're hosting a lively gathering in the extended living area or enjoying barbecues in the paved, fenced-in courtyard, this home is designed for relaxation and enjoyment. Brand-new carpet and luxury vinyl flooring throughout the home offer both elegance and comfort, while the primary bedroom features an expansive walk-in closest for added convenience. Stay cool and comfortable year-round with 37 leased photovoltaic panels and central AC. With a 2-car enclosed garage, additional open parking spot, and a nearby guest lot, parking is a breeze. Community amenities such as a refreshing pool, playground, and neighborhood park enhance the lifestyle of this slice of paradise. Don't miss out on the opportunity to make this your own. **Sale Conditions:** None **Schools:**, , \* Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info









Address	Price	Bd & Bth	Living / Avg.	Land	Avg.	Lanai	Occ.	FL	DOM
91-338 Makalea Street 52	\$835,000	3 & 2/1	1,540   \$542	3,168	\$264	0	0%	0	35

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
91-338 Makalea Street 52	\$219   \$556   \$50	\$520,000	\$331,300	\$851,300	98%	2003 & 2006

91-338 Makalea Street 52 - MLS#: 202410674 - Original price was \$850,000 - Welcome to the epitome of island-style living. This stunning 3-bedroom, 2.5-bathroom home in the Ewa Gentry Las Brisas community seamlessly blends convenience with practicality. Its spacious and inviting living area effortlessly connects the living room, dining room and kitchen, creating the perfect space for entertaining family and friends. The kitchen boasts gleaming stainless steel appliances, including a new dishwasher, making meal preparation a joy. Whether you're hosting a lively gathering in the extended living area or enjoying barbecues in the paved, fenced-in courtyard, this home is designed for relaxation and enjoyment. Brand-new carpet and luxury vinyl flooring throughout the home offer both elegance and comfort, while the primary bedroom features an expansive walk-in closest for added convenience. Stay cool and comfortable year-round with 37 leased photovoltaic panels and central AC. With a 2-car enclosed garage, additional open parking spot, and a nearby guest lot, parking is a breeze. Community amenities such as a refreshing pool, playground, and neighborhood park enhance the lifestyle of this slice of paradise. Don't miss out on the opportunity to make this your own. Region: Ewa Plain Neighborhood: Ewa Gen Las Brisas Condition: Excellent Parking: 3 Car+ Total Parking: 3 View: None Frontage: Pool: Community Association Pool Zoning: 11 - A-1 Low Density Apartment Sale Conditions: None Schools: , , \* Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number