Crosspointe B-1 492 Mananai Place Unit 13S, Honolulu 96818 * \$610,000 * Originally

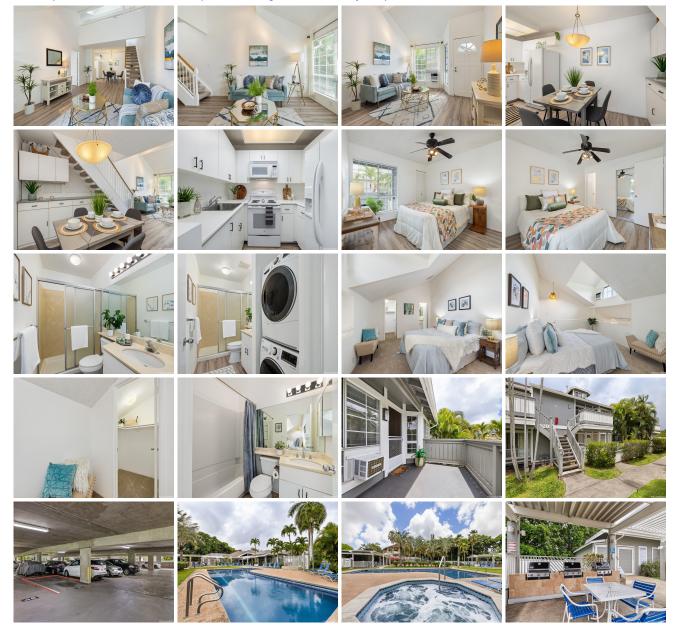
\$624,000

Beds: 2 MLS#: 202411093, FS Year Built: 1985 Bath: 2/0 Status: Active Remodeled: 2024 Living Sq. Ft.: 848 List Date & DOM: 05-17-2024 & 40 Total Parking: 1 Land Sq. Ft.: 100,536 Condition: Above Average **Assessed Value** Lanai Sq. Ft.: 100 Frontage: Building: \$308,200 Sa. Ft. Other: 0 Tax/Year: \$126/2024 Land: \$243,700 Total: **\$551,900** Total Sq. Ft. 948 Neighborhood: Halawa Maint./Assoc. \$273 / \$366 Flood Zone: Zone X - Tool Stories / CPR: Split Level / No

Parking: Assigned, Covered - 1, Guest Frontage:

Zoning: 11 - A-1 Low Density Apartment View: None

Public Remarks: VA Assumable loan possible at 2.5%. Enjoy the security that comes with living in the gated community of Crosspointe. This two-bedroom, two ensuite bath townhome offers 848 square feet of beautifully designed living space. Step inside this upper level 2 story residence that features brand new luxury vinyl plank flooring that graces the entire first floor, creating a warm and inviting ambiance. The very functional layout seamlessly connects the living, dining, and kitchen areas, making it great for entertaining or enjoying a cozy night at home. One of the unique features of this townhome is the loft style bedroom, which adds versatility to your living space, whether you use it as a primary bedroom, guest room, home office or gaming room. Besides providing peace of mind, this community boasts an array of great amenities, including a sparkling pool, fun hot tub, fitness center, and BBQ area, all perfect for socializing with neighbors or hosting gatherings with friends. Convenience is key, and this townhome delivers. Centrally located, you'll find yourself just minutes away from major freeway access, Joint Base Pearl Harbor-Hickam. Camp Smith, the airport, and downtown Honolulu. **Sale Conditions:** None **Schools:** Makalapa, Aliamanu, Radford * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info









| Address | Price | Bd & Bth | Living / Avg. | Land Avg. | DOM |
|-----------------------|-----------|----------|---------------|---------------|-----|
| 492 Mananai Place 13S | \$610,000 | 2 & 2/0 | 848 \$719 | 100,536 \$6 | 40 |

| Address | Tax Maint. Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|-----------------------|-----------------------|------------------|----------------------|-------------------|-------|---------------------|
| 492 Mananai Place 13S | \$126 \$273 \$366 | \$243,700 | \$308,200 | \$551,900 | 111% | 1985 & 2024 |

492 Mananai Place 13S - MLS#: 202411093 - Original price was \$624,000 - VA Assumable loan possible at 2.5%. Enjoy the security that comes with living in the gated community of Crosspointe. This two-bedroom, two ensuite bath townhome offers 848 square feet of beautifully designed living space. Step inside this upper level 2 story residence that features brand new luxury vinyl plank flooring that graces the entire first floor, creating a warm and inviting ambiance. The very functional layout seamlessly connects the living, dining, and kitchen areas, making it great for entertaining or enjoying a cozy night at home. One of the unique features of this townhome is the loft style bedroom, which adds versatility to your living space, whether you use it as a primary bedroom, guest room, home office or gaming room. Besides providing peace of mind, this community boasts an array of great amenities, including a sparkling pool, fun hot tub, fitness center, and BBQ area, all perfect for socializing with neighbors or hosting gatherings with friends. Convenience is key, and this townhome delivers. Centrally located, you'll find yourself just minutes away from major freeway access, Joint Base Pearl Harbor-Hickam. Camp Smith, the airport, and downtown Honolulu. Region: Pearl City Neighborhood: Halawa Condition: Above Average Parking: Assigned, Covered - 1, Guest Total Parking: 1 View: None Frontage: Pool: Zoning: 11 - A-1 Low Density Apartment Sale Conditions: None Schools: Makalapa, Aliamanu, Radford * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market