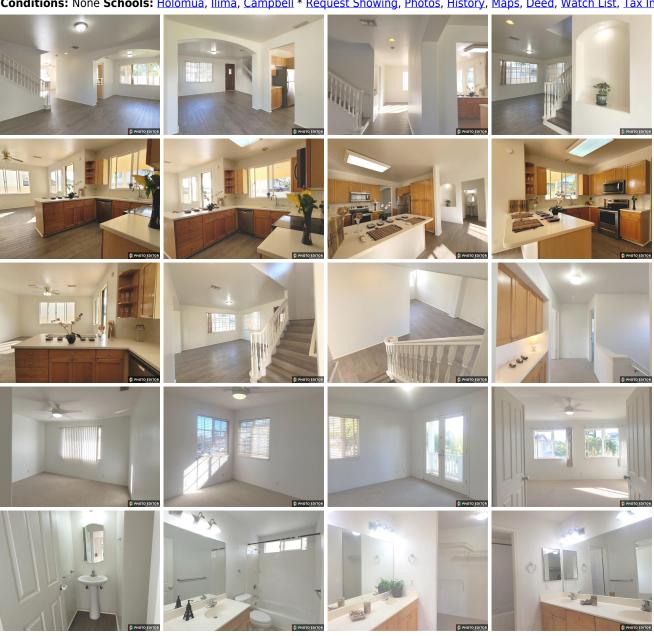
## 91-206 Kauoha Way, Ewa Beach 96706 \* \$1,150,000

MLS#: 202415562, FS Beds: 4 Year Built: 2002 Status: Active Bath: 2/1 Remodeled: Living Sq. Ft.: 1,962 List Date & DOM: 07-05-2024 & 12 Total Parking: 4 Condition: Above Average Land Sq. Ft.: 5,000 **Assessed Value** Lanai Sq. Ft.: 353 Frontage: Building: \$369,400 Sq. Ft. Other: 0 Tax/Year: \$463/2023 Land: \$767,300 Total Sq. Ft. 2,315 Total: **\$1,136,700** Neighborhood: Ewa Gen Sonoma Maint./Assoc. **\$0 / \$50** Flood Zone: Zone D - Tool Stories / CPR: Two / No

Parking: **3 Car+, Driveway, Garage** Frontage: Zoning: **05 - R-5 Residential District** View: **None** 

**Public Remarks:** This very popular Sonoma model features an open and flowing floorplan with a formal dining area, a living room, a family room, a spacious covered patio with a spacious backyard, beautiful kitchen, central air conditioning, 2-car garage with a 2-car driveway. Upstairs are the main bedroom with a walk-in closet with 3 other bedrooms, one of them perfectly designed with a cozy balcony Rafunzel would envy. New engineered vinyl laminate flooring for first floor and stairs. Exterior repainted October 2022. This planned community has walking/jogging paths, parks, dog parks, and an association pool. Close to shopping centers, beaches, and military bases. FIRST OPEN HOUSE THIS SUNDAY, July 7, 3-5 pm. **Sale Conditions:** None **Schools:** Holomua, Ilima, Campbell \* Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info









Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	DOM
91-206 Kauoha Way	\$1,150,000	4 & 2/1	1,962   \$586	5,000   \$230	12

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
91-206 Kauoha Way	\$463   \$0   \$50	\$767,300	\$369,400	\$1,136,700	101%	2002 & NA

91-206 Kauoha Way - MLS#: 202415562 - This very popular Sonoma model features an open and flowing floorplan with a formal dining area, a living room, a family room, a spacious covered patio with a spacious backyard, beautiful kitchen, central air conditioning, 2-car garage with a 2-car driveway. Upstairs are the main bedroom with a walk-in closet with 3 other bedrooms, one of them perfectly designed with a cozy balcony Rafunzel would envy. New engineered vinyl laminate flooring for first floor and stairs. Exterior repainted October 2022. This planned community has walking/jogging paths, parks, dog parks, and an association pool. Close to shopping centers, beaches, and military bases. FIRST OPEN HOUSE THIS SUNDAY, July 7, 3-5 pm. Region: Ewa Plain Neighborhood: Ewa Gen Sonoma Condition: Above Average Parking: 3 Car+, Driveway, Garage Total Parking: 4 View: None Frontage: Pool: Community Association Pool Zoning: 05 - R-5 Residential District Sale Conditions: None Schools: Holomua, Ilima, Campbell \* Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market