91-2198 Kanela Street Unit M-131, Ewa Beach 96706 * $775,000

Beds:	**3**	MLS#:	**202325528, FS**	Year Built:	**2006**
Bath:	**2/1**	Status:	**Active Under Contract**	Remodeled:	
Living Sq. Ft.:	**1,361**	List Date & DOM:	**11-16-2023** & **12**	Total Parking:	**3**
Land Sq. Ft.:	**1,143**	Condition:	**Above Average**	Assessed Value	
Lanai Sq. Ft.:	**0**	Frontage:	**Other**	Building:	**$307,900**
Sq. Ft. Other:	**0**	Tax/Year:	**$204/2023**	Land:	**$489,700**
Total Sq. Ft.	**1,361**	Neighborhood:	**Ewa Gen Montecito-tuscany**	Total:	**$797,600**
Maint./Assoc.	**$505 / $125**	Flood Zone:	**Zone D - Tool**	Stories / CPR:	**Two / Yes**
Parking:	**3 Car+**			Frontage:	**Other**
Zoning:	**05 - R-5 Residential District**			View:	**None**

Public Remarks: ***OPPORTUNITY TO ACQUIRE THIS HOME WITH A 2.5% ASSUMABLE VA LOAN. OWNER PAYS $3,212.78/MONTH.*** 91-2198 Kanela offers a perfect blend of comfort and convenience! Featuring 3 bedrooms and 2.5 bathrooms, this home provides ample space for relaxation and entertainment. The open floor plan seamlessly connects the living, dining , and kitchen areas, creating an inviting atmosphere. The kitchen is equipped with modern appliances and plenty of storage space. Upstairs, you'll find the spacious bedrooms, including a primary bedroom with a large bathroom that includes an ample closet. The home sits on a corner lot with lots of guest parking right outside the home. Conveniently close to shopping, dining, and schools, this home boasts a desirable location. Additionally, the seller is encouraging the assumption of their VA loan, assumable at 2.5% interest rate, making it an exceptional opportunity for qualified buyers. This home comes with leased Tesla solar panels, for just $150/month, providing potential savings on electricity bills. Schedule a showing today! **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
91-2198 Kanela Street M-131	$775,000	3 & 2/1	1,361 | $569	1,143 | $678	12

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
91-2198 Kanela Street M-131	$204 | $505 | $125	$489,700	$307,900	$797,600	97%	2006 & NA

91-2198 Kanela Street M-131 - MLS#: 202325528 - ***OPPORTUNITY TO ACQUIRE THIS HOME WITH A 2.5% ASSUMABLE VA LOAN. OWNER PAYS $3,212.78/MONTH.*** 91-2198 Kanela offers a perfect blend of comfort and convenience! Featuring 3 bedrooms and 2.5 bathrooms, this home provides ample space for relaxation and entertainment. The open floor plan seamlessly connects the living, dining , and kitchen areas, creating an inviting atmosphere. The kitchen is equipped with modern appliances and plenty of storage space. Upstairs, you'll find the spacious bedrooms, including a primary bedroom with a large bathroom that includes an ample closet. The home sits on a corner lot with lots of guest parking right outside the home. Conveniently close to shopping, dining, and schools, this home boasts a desirable location. Additionally, the seller is encouraging the assumption of their VA loan, assumable at 2.5% interest rate, making it an exceptional opportunity for qualified buyers. This home comes with leased Tesla solar panels, for just $150/month, providing potential savings on electricity bills. Schedule a showing today! **Region:** Ewa Plain **Neighborhood:** Ewa Gen Montecito-tuscany **Condition:** Above Average **Parking:** 3 Car+ **Total Parking:** 3 **View:** None **Frontage:** Other **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market