Tiburon 2 91-3018 Makalea Loop Unit 13, Ewa Beach 96706 * $810,000

Beds:	**4**	MLS#:	**202408296, FS**	Year Built:	**2003**
Bath:	**2/1**	Status:	**Active Under Contract**	Remodeled:	**2021**
Living Sq. Ft.:	**1,476**	List Date & DOM:	**04-16-2024** & **61**	Total Parking:	**4**
Land Sq. Ft.:	**4,093**	Condition:	**Excellent, Above Average**	Assessed Value	
Lanai Sq. Ft.:	**0**	Frontage:	**Other**	Building:	**$325,000**
Sq. Ft. Other:	**20**	Tax/Year:	**$221/2023**	Land:	**$533,900**
Total Sq. Ft.	**1,496**	Neighborhood:	**Ewa Gen Tiburon**	Total:	**$859,400**
Maint./Assoc.	**$647 / $50**	Flood Zone:	**Zone D - Tool**	Stories / CPR:	**Two / Yes**
Parking:	**3 Car+, Driveway, Garage**	Frontage:	**Other**		
Zoning:	**11 - A-1 Low Density Apartment**	View:	**Mountain, Other**		

Public Remarks: Nestled in the Ewa Gentry Tiburon neighborhood, this immaculate residence presents a harmonious blend of indoor comfort and outdoor leisure. There are four well-appointed bedrooms and 2.5 baths, this home is defined by its open layout that integrates effortlessly with an inviting outdoor patio space - perfect for indoor/outdoor living. Inside, the home is adorned with stainless steel kitchen appliances and elegant granite countertops, with wood laminate and tile flooring throughout, ensuring both beauty and durability. A calming water feature adds a touch of tranquility to the garden. This home includes 28 owned photovoltaic panels and an electric vehicle charger. Situated in a cul-de-sac, this property offers a great place for families to enjoy. Additionally, its location is close to the community pool and playground, adding another layer of convenience and recreation. Strategically located to local schools, shopping centers, and dining options, having many conveniences within reach. **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
91-3018 Makalea Loop 13	$810,000	4 & 2/1	1,476 | $549	4,093 | $198	61

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
91-3018 Makalea Loop 13	$221 | $647 | $50	$533,900	$325,000	$859,400	94%	2003 & 2021

91-3018 Makalea Loop 13 - MLS#: 202408296 - Nestled in the Ewa Gentry Tiburon neighborhood, this immaculate residence presents a harmonious blend of indoor comfort and outdoor leisure. There are four well-appointed bedrooms and 2.5 baths, this home is defined by its open layout that integrates effortlessly with an inviting outdoor patio space - perfect for indoor/outdoor living. Inside, the home is adorned with stainless steel kitchen appliances and elegant granite countertops, with wood laminate and tile flooring throughout, ensuring both beauty and durability. A calming water feature adds a touch of tranquility to the garden. This home includes 28 owned photovoltaic panels and an electric vehicle charger. Situated in a cul-de-sac, this property offers a great place for families to enjoy. Additionally, its location is close to the community pool and playground, adding another layer of convenience and recreation. Strategically located to local schools, shopping centers, and dining options, having many conveniences within reach. **Region:** Ewa Plain **Neighborhood:** Ewa Gen Tiburon **Condition:** Excellent, Above Average **Parking:** 3 Car+, Driveway, Garage **Total Parking:** 4 **View:** Mountain, Other **Frontage:** Other **Pool:** Community Association Pool **Zoning:** 11 - A-1 Low Density Apartment **Sale Conditions:** None **Schools:** Holomua, Ilima, Campbell * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market