91-1823 Waiaama Street, Ewa Beach 96706 * $1,075,000

Beds:	**4**	MLS#:	**202410788, FS**	Year Built:	**2011**
Bath:	**2/1**	Status:	**Active Under Contract**	Remodeled:	**2024**
Living Sq. Ft.:	**1,909**	List Date & DOM:	**05-07-2024** & **40**	Total Parking:	**2**
Land Sq. Ft.:	**3,918**	Condition:	**Excellent**	Assessed Value	
Lanai Sq. Ft.:	**108**	Frontage:	**Other**	Building:	**$392,200**
Sq. Ft. Other:	**128**	Tax/Year:	**$546/2023**	Land:	**$832,400**
Total Sq. Ft.	**2,145**	Neighborhood:	**Hoakalei-ka Makana**	Total:	**$1,224,600**
Maint./Assoc.	**$219 / $40**	Flood Zone:	**Zone D - Tool**	Stories / CPR:	**Two / No**
Parking:	**2 Car, Garage**			Frontage:	**Other**
Zoning:	**05 - R-5 Residential District**			View:	**None**

Public Remarks: This exquisite new listing in the sought-after area of Hoakalei is a sight to behold. The recent updates have transformed this home into a modern oasis, with fresh interior and exterior paint that exudes a sense of freshness, new vinyl flooring and wall-to-wall carpet upstairs for added comfort, and top-of-the-line appliances that bring both elegance and functionality to the space. Upon entering, you are welcomed by a spacious living room, ideal for creating cherished memories with your loved ones. The formal living area, partitioned for privacy, ensures that every member of the household has their own sanctuary. Upstairs, four charming bedrooms await, along with a loft area featuring two built-in desks, perfect for focusing on work or studies. Additionally, the property boasts leased solar panels, two LG batteries, and a solar water heater, offering both environmental sustainability and cost savings. Its convenient proximity to several strip malls, with a diverse array of grocery stores and dining options, adds further convenience to this remarkable property. ***The Seller is giving a $25,000.00 credit to the buyer to buy down points.*** **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
91-1823 Waiaama Street	$1,075,000	4 & 2/1	1,909 | $563	3,918 | $274	40

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
91-1823 Waiaama Street	$546 | $219 | $40	$832,400	$392,200	$1,224,600	88%	2011 & 2024

91-1823 Waiaama Street - MLS#: 202410788 - This exquisite new listing in the sought-after area of Hoakalei is a sight to behold. The recent updates have transformed this home into a modern oasis, with fresh interior and exterior paint that exudes a sense of freshness, new vinyl flooring and wall-to-wall carpet upstairs for added comfort, and top-of-the-line appliances that bring both elegance and functionality to the space. Upon entering, you are welcomed by a spacious living room, ideal for creating cherished memories with your loved ones. The formal living area, partitioned for privacy, ensures that every member of the household has their own sanctuary. Upstairs, four charming bedrooms await, along with a loft area featuring two built-in desks, perfect for focusing on work or studies. Additionally, the property boasts leased solar panels, two LG batteries, and a solar water heater, offering both environmental sustainability and cost savings. Its convenient proximity to several strip malls, with a diverse array of grocery stores and dining options, adds further convenience to this remarkable property. ***The Seller is giving a $25,000.00 credit to the buyer to buy down points.*** **Region:** Ewa Plain **Neighborhood:** Hoakalei-ka Makana **Condition:** Excellent **Parking:** 2 Car, Garage **Total Parking:** 2 **View:** None **Frontage:** Other **Pool:** Community Association Pool **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market