Montecito-Tuscany 91-2188 Kanela Street Unit M132, Ewa Beach 96706 * Montecito-

Tuscany * \$743,000

Beds: 3 MLS#: 202411774, FS Year Built: 2006

Status: **Active Under Contract** Bath: 2/1 Remodeled:

Living Sq. Ft.: 1,276 List Date & DOM: 06-03-2024 & 11 Total Parking: 2

Condition: Above Average, Land Sq. Ft.: 1,143 **Assessed Value** Average

Lanai Sq. Ft.: 0 Frontage: Building: \$271,100 Tax/Year: **\$213/2024** Sq. Ft. Other: 0 Land: \$457,000

Neighborhood: **Ewa Gen Montecito-tuscany** Total Sq. Ft. 1,276 Total: \$728,100

Maint./Assoc. \$525 / \$50 Flood Zone: Zone D - Tool Stories / CPR: Two / Yes

Parking: 2 Car, Garage Frontage:

Zoning: 05 - R-5 Residential District View: None

Public Remarks: Located in the Ewa by Gentry Montecito/Tuscany community, this two-story single-family home is situated on a desirable corner lot location. The home offers comfortable living with an open concept design on the first floor connecting the living, kitchen, and dining areas. The sliding glass door opens to a manageable fenced yard, perfect for barbequing or relaxing. The second floor offers a lovely primary bedroom with an ensuite bathroom and a walk-in closet. Additionally, there are two more bedrooms, and a full bathroom. Enjoy the convenience of an enclosed two-car garage. Central air conditioning helps with year-round cooling, and the solar water heater contributes to energy efficiency. Residents of Montecito/Tuscany can enjoy their community pool and pavilion, in addition to White Plains Beach, shopping at Laulani Village, Ewa Town Center, and Ewa Pointe Marketplace, golfing at Hawaii Prince Golf Club, Coral Creek Golf Course, Ewa Beach Golf Club, Ewa Villages Golf Course to name a few, a variety of dining experiences, and West Oahu's newest destination Wai Kai. Property conveyed "As Is". One-year American's Preferred Home Warranty included. One or more photos are enhanced. Sale Conditions: None Schools: , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
91-2188 Kanela Street M132	\$743,000	3 & 2/1	1,276 \$582	1,143 \$650	0	0%	0	11

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
91-2188 Kanela Street M132	\$213 \$525 \$50	\$457,000	\$271,100	\$728,100	102%	2006 & NA

91-2188 Kanela Street M132 - MLS#: 202411774 - Located in the Ewa by Gentry Montecito/Tuscany community, this twostory single-family home is situated on a desirable corner lot location. The home offers comfortable living with an open concept design on the first floor connecting the living, kitchen, and dining areas. The sliding glass door opens to a manageable fenced yard, perfect for barbequing or relaxing. The second floor offers a lovely primary bedroom with an ensuite bathroom and a walk-in closet. Additionally, there are two more bedrooms, and a full bathroom. Enjoy the convenience of an enclosed two-car garage. Central air conditioning helps with year-round cooling, and the solar water heater contributes to energy efficiency. Residents of Montecito/Tuscany can enjoy their community pool and pavilion, in addition to White Plains Beach, shopping at Laulani Village, Ewa Town Center, and Ewa Pointe Marketplace, golfing at Hawaii Prince Golf Club, Coral Creek Golf Course, Ewa Beach Golf Club, Ewa Villages Golf Course to name a few, a variety of dining experiences, and West Oahu's newest destination Wai Kai. Property conveyed "As Is". One-year American's Preferred Home Warranty included. One or more photos are enhanced. Region: Ewa Plain Neighborhood: Ewa Gen Montecito-tuscany Condition: Above Average, Average Parking: 2 Car, Garage Total Parking: 2 View: None Frontage: Pool: Community Association Pool Zoning: 05 - R-5 Residential District Sale Conditions: None Schools: , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info