

Spinnaker 91-2038 Kaioli Street Unit 6305, Ewa Beach 96706 * Spinnaker * \$730,000

Sold Price: \$735,000	Sold Date: 07-01-2024	Sold Ratio: 101%
Beds: 3	MLS#: 202412091 , FS	Year Built: 2006
Bath: 2/1	Status: Sold	Remodeled:
Living Sq. Ft.: 1,130	List Date & DOM: 05-29-2024 & 5	Total Parking: 2
Land Sq. Ft.: 3,175	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 0	Frontage:	Building: \$471,200
Sq. Ft. Other: 0	Tax/Year: \$159/2023	Land: \$271,900
Total Sq. Ft. 1,130	Neighborhood: Ocean Pointe	Total: \$743,100
Maint./Assoc. \$384 / \$62	Flood Zone : Zone D - Tool	Stories / CPR: Two / No
Parking: Covered - 2, Garage, Guest	Frontage:	
Zoning : 11 - A-1 Low Density Apartment	View: Garden, Mountain, Sunrise, Sunset	

Public Remarks: Well maintained 3 bedroom 2.5 Bathroom unit with 28 owned PV panels. This unit features an open floor plan with plenty of easily maintained outdoor living space that includes artificial turf and a tiled, extended back lanai. All 3 bedrooms are on the second level along with 2 full bathrooms. There is a large detached 2 car garage and the neighborhood offers plenty of guest parking. The community pool is a short distance away. The unit is close to schools, parks, shopping, dining, beaches and golf and the new Wai Kai recreation area. **Sale Conditions:** None **Schools:** [Ewa Beach](#), [Ewa Makai](#), [Campbell](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
91-2038 Kaioli Street 6305	\$730,000	3 & 2/1	1,130 \$646	3,175 \$230	0	80%	1	5

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
91-2038 Kaioli Street 6305	\$159 \$384 \$62	\$271,900	\$471,200	\$743,100	98%	2006 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
91-2038 Kaioli Street 6305	\$735,000	07-01-2024	101%	101%	VA

[91-2038 Kaioli Street 6305](#) - MLS#: [202412091](#) - Well maintained 3 bedroom 2.5 Bathroom unit with 28 owned PV panels. This unit features an open floor plan with plenty of easily maintained outdoor living space that includes artificial turf and a tiled, extended back lanai. All 3 bedrooms are on the second level along with 2 full bathrooms. There is a large detached 2 car garage and the neighborhood offers plenty of guest parking. The community pool is a short distance away. The unit is close to schools, parks, shopping, dining, beaches and golf and the new Wai Kai recreation area. **Region:** Ewa Plain **Neighborhood:** Ocean Pointe **Condition:** Above Average **Parking:** Covered - 2, Garage, Guest **Total Parking:** 2 **View:** Garden, Mountain, Sunrise, Sunset **Frontage:** **Pool:** **Zoning:** 11 - A-1 Low Density Apartment **Sale Conditions:** None **Schools:** [Ewa Beach](#), [Ewa Makai](#), [Campbell](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number