Awakea 540 Manawai Street Unit 308, Kapolei 96707 * $875,000

Beds:	**3**	MLS#:	**202414184, FS**	Year Built:	**2013**
Bath:	**3/0**	Status:	**Active**	Remodeled:	
Living Sq. Ft.:	**1,870**	List Date & DOM:	**07-10-2024** & **6**	Total Parking:	**4**
Land Sq. Ft.:	**2,058**	Condition:	**Excellent, Above Average**	Assessed Value	
Lanai Sq. Ft.:	**188**	Frontage:		Building:	**$554,400**
Sq. Ft. Other:	**0**	Tax/Year:	**$239/2023**	Land:	**$324,200**
Total Sq. Ft.	**2,058**	Neighborhood:	**Kapolei-mehana-awakea**	Total:	**$878,600**
Maint./Assoc.	**$603 / $59**	Flood Zone:	**Zone D - Tool**	Stories / CPR:	**Two / No**
Parking:	**Garage, Guest, Open - 3+, Street**	Frontage:			
Zoning:	**17 - AMX-2 Medium Density Apt M**	View:	**None**		

Public Remarks: Welcome to this versatile Flex unit, offering a unique opportunity for both residential and commercial use. Situated on a desirable corner lot with excellent curb appeal and a high walkability index, this home is perfect for those who enjoy a vibrant and accessible neighborhood. The spacious layout, equipped with 3 bedrooms and 3 full bathrooms, allows for a commercial tenant or business on the ground floor while providing comfortable living space above. Modern upgrades include an upgraded glass door in the downstairs shower, an electric outlet for a Japanese toilet in the upstairs primary bathroom, and double rails on the stairs for added safety and elegance. The property features ample parking with one driveway space, a one-car garage, and two additional spaces across from the unit. Despite being owned for 8 years, the home has been lived in for less than 6 months in total, maintaining its pristine, like-new condition. This prime location offers easy access to major highways, shopping, and dining, making it ideal for those seeking convenience and flexibility. Don't miss this rare opportunity to explore the potential of this exceptional Flex unit – 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
540 Manawai Street 308	$875,000	3 & 3/0	1,870 | $468	2,058 | $425	6

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
540 Manawai Street 308	$239 | $603 | $59	$324,200	$554,400	$878,600	100%	2013 & NA

540 Manawai Street 308 - MLS#: 202414184 - Welcome to this versatile Flex unit, offering a unique opportunity for both residential and commercial use. Situated on a desirable corner lot with excellent curb appeal and a high walkability index, this home is perfect for those who enjoy a vibrant and accessible neighborhood. The spacious layout, equipped with 3 bedrooms and 3 full bathrooms, allows for a commercial tenant or business on the ground floor while providing comfortable living space above. Modern upgrades include an upgraded glass door in the downstairs shower, an electric outlet for a Japanese toilet in the upstairs primary bathroom, and double rails on the stairs for added safety and elegance. The property features ample parking with one driveway space, a one-car garage, and two additional spaces across from the unit. Despite being owned for 8 years, the home has been lived in for less than 6 months in total, maintaining its pristine, like-new condition. This prime location offers easy access to major highways, shopping, and dining, making it ideal for those seeking convenience and flexibility. Don't miss this rare opportunity to explore the potential of this exceptional Flex unit – schedule a showing today! **Region:** Ewa Plain **Neighborhood:** Kapolei-mehana-awakea **Condition:** Excellent, Above Average **Parking:** Garage, Guest, Open - 3+, Street **Total Parking:** 4 **View:** None **Frontage: Pool: Zoning:** 17 - AMX-2 Medium Density Apt M **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market