91-105 Fort Weaver Road Unit B, Ewa Beach 96706 * $820,000

Beds:	**3**	MLS#:	**202414269, FS**	Year Built:	**1958**
Bath:	**1/0**	Status:	**Active**	Remodeled:	**2019**
Living Sq. Ft.:	**840**	List Date & DOM:	**06-14-2024** & **14**	Total Parking:	**2**
Land Sq. Ft.:	**4,706**	Condition:	**Excellent, Above Average**	Assessed Value	
Lanai Sq. Ft.:	**0**	Frontage:	**Other**	Building:	**$84,900**
Sq. Ft. Other:	**200**	Tax/Year:	**$214/2023**	Land:	**$650,300**
Total Sq. Ft.	**1,040**	Neighborhood:	**Ewa Beach**	Total:	**$735,200**
Maint./Assoc.	**$0 / $0**	Flood Zone:	**Zone AE - Tool**	Stories / CPR:	**One / Yes**
Parking:	**2 Car, Carport**	Frontage:	**Other**		
Zoning:	**05 - R-5 Residential District**	View:	**Garden, Other**		

Public Remarks: Welcome to paradise! Nestled along the breathtaking shores of Mamala Bay this island style home at 91-105 Fort Weaver Road Unit #B offers the ultimate in coastal living. From the pristine sands to the mesmerizing ocean views, this is more than just a home—it's a lifestyle. Step into your insulated 400 sq ft covered patio and enjoy the sounds of the ocean. The open and airy floor plan offers a seamless transition from the patio to the living room and kitchen. There are also 3 bedrooms and 1 bathroom with an outdoor shower perfect for rinsing off those sandy feet. Besides being steps from the sandy shores of Mamala Bay, with private beach access, this home's highlights include a brand new roof, water softner, upgraded electrical, automated lawn sprinkler system (and St. Augustine grass), reverse osmosis drinking filter, butcher block countertops with slide-in stove/oven. Nearby shops and restaurants round off the great neighborhood you'll soon be moving into. Safeway, Foodland, Ross and Starbucks are just down the street. Costco, Home Depot, and Oahu's brand-new mall, Kamakana Ali'i are just a quick drive away. Call today. **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
91-105 Fort Weaver Road B	$820,000	3 & 1/0	840 | $976	4,706 | $174	14

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
91-105 Fort Weaver Road B	$214 | $0 | $0	$650,300	$84,900	$735,200	112%	1958 & 2019

91-105 Fort Weaver Road B - MLS#: 202414269 - Welcome to paradise! Nestled along the breathtaking shores of Mamala Bay this island style home at 91-105 Fort Weaver Road Unit #B offers the ultimate in coastal living. From the pristine sands to the mesmerizing ocean views, this is more than just a home—it's a lifestyle. Step into your insulated 400 sq ft covered patio and enjoy the sounds of the ocean. The open and airy floor plan offers a seamless transition from the patio to the living room and kitchen. There are also 3 bedrooms and 1 bathroom with an outdoor shower perfect for rinsing off those sandy feet. Besides being steps from the sandy shores of Mamala Bay, with private beach access, this home's highlights include a brand new roof, water softner, upgraded electrical, automated lawn sprinkler system (and St. Augustine grass), reverse osmosis drinking filter, butcher block countertops with slide-in stove/oven. Nearby shops and restaurants round off the great neighborhood you'll soon be moving into. Safeway, Foodland, Ross and Starbucks are just down the street. Costco, Home Depot, and Oahu's brand-new mall, Kamakana Ali'i are just a quick drive away. Call today. **Region:** Ewa Plain **Neighborhood:** Ewa Beach **Condition:** Excellent, Above Average **Parking:** 2 Car, Carport **Total Parking:** 2 **View:** Garden, Other **Frontage:** Other **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market