Cortebella 91-1853 Luahoana Street Unit 127, Ewa Beach 96706 * $755,000

Beds:	**3**	MLS#:	**202414544, FS**	Year Built:	**2002**
Bath:	**2/1**	Status:	**Active Under Contract**	Remodeled:	**2022**
Living Sq. Ft.:	**1,150**	List Date & DOM:	**06-19-2024** & **13**	Total Parking:	**3**
Land Sq. Ft.:	**2,553**	Condition:	**Excellent, Above Average**	Assessed Value	
Lanai Sq. Ft.:	**150**	Frontage:		Building:	**$252,400**
Sq. Ft. Other:	**200**	Tax/Year:	**$164/2023**	Land:	**$510,800**
Total Sq. Ft.	**1,500**	Neighborhood:	**Ewa Gen Cortebella**	Total:	**$763,200**
Maint./Assoc.	**$432 / $42**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**Two, Split Level / Yes**
Parking:	**3 Car+**	Frontage:			
Zoning:	**07 - R-3.5 Residential District**	View:	**None**		

Public Remarks: Step into your dream home in the highly sought-after EWA BY GENTRY CORTEBELLA Community! This single-family detached home has been thoughtfully renovated to combine comfort with luxury. It boasts a private fenced yard and an additional parking stall by the garage. Recent updates include new Quartz countertops, a modern sink and faucet, and a stylish kitchen island added in 2020. Enjoy the comfort and efficiency of plantation shutters, ceiling fans, and split AC, also updated in 2020. The water heater was replaced in 2021, and elegant pendant light fixtures were added to enhance the ambiance. Bonus--all 4 wall-mounted televisions to be included in sale! The community offers great amenities, featuring a pool with BBQ areas, perfect for relaxation and entertaining. Within close proximity to parks, shopping malls, golf courses, military installations, and Hawaii's famous white sand beaches, this location is truly desirable. Don't miss out on the opportunity to own this beautifully upgraded home, where every detail has been curated for your comfort and enjoyment. **Sale Conditions:** None **Schools:** Holomua, Ilima, Campbell * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
91-1853 Luahoana Street 127	$755,000	3 & 2/1	1,150 | $657	2,553 | $296	13

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
91-1853 Luahoana Street 127	$164 | $432 | $42	$510,800	$252,400	$763,200	99%	2002 & 2022

91-1853 Luahoana Street 127 - MLS#: 202414544 - Step into your dream home in the highly sought-after EWA BY GENTRY CORTEBELLA Community! This single-family detached home has been thoughtfully renovated to combine comfort with luxury. It boasts a private fenced yard and an additional parking stall by the garage. Recent updates include new Quartz countertops, a modern sink and faucet, and a stylish kitchen island added in 2020. Enjoy the comfort and efficiency of plantation shutters, ceiling fans, and split AC, also updated in 2020. The water heater was replaced in 2021, and elegant pendant light fixtures were added to enhance the ambiance. Bonus--all 4 wall-mounted televisions to be included in sale! The community offers great amenities, featuring a pool with BBQ areas, perfect for relaxation and entertaining. Within close proximity to parks, shopping malls, golf courses, military installations, and Hawaii's famous white sand beaches, this location is truly desirable. Don't miss out on the opportunity to own this beautifully upgraded home, where every detail has been curated for your comfort and enjoyment. **Region:** Ewa Plain **Neighborhood:** Ewa Gen Cortebella **Condition:** Excellent, Above Average **Parking:** 3 Car+ **Total Parking:** 3 **View:** None **Frontage:** **Pool:** Community Association Pool **Zoning:** 07 - R-3.5 Residential District **Sale Conditions:** None **Schools:** Holomua, Ilima, Campbell * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market