91-1065 Pohahawai Place, Ewa Beach 96706 * $785,000

Beds:	**3**	MLS#:	**202415023, FS**	Year Built:	**1988**
Bath:	**2/0**	Status:	**Active**	Remodeled:	
Living Sq. Ft.:	**1,053**	List Date & DOM:	**07-01-2024** & **15**	Total Parking:	**2**
Land Sq. Ft.:	**3,120**	Condition:	**Excellent**	Assessed Value	
Lanai Sq. Ft.:	**0**	Frontage:	**Other**	Building:	**$187,800**
Sq. Ft. Other:	**0**	Tax/Year:	**$232/2023**	Land:	**$606,800**
Total Sq. Ft.	**1,053**	Neighborhood:	**Ewa Gen Soda Creek**	Total:	**$794,600**
Maint./Assoc.	**$0 / $42**	Flood Zone:	**Zone D - Tool**	Stories / CPR:	**One / Yes**
Parking:	**3 Car+, Street**			Frontage:	**Other**
Zoning:	**05 - R-5 Residential District**			View:	**Other**

Public Remarks: Brand new roof CertainTeed shingles and exterior painting. 3 bedroom, 2 full bath with primary bath has a new tub, wall surround and fixtures. Both bathrooms have new light fixtures. The floor plan is open with an eat at counter. Kitchen; gas stove, stunning cherry wood cabinets, granite countertops and stainless steel appliances. Tile flooring throughout for easy cleaning. Dining area overlooks the lanai area. Primary bedroom has a private lanai area, storage above the double closet with ceiling fan and AC. The other two bedrooms are of good size and have air conditioning and ceiling fans. Low maintenance for yard work, good size lanai area for a nice BBQ with friends Great community pool and events. Don't let your buyers miss out on seeing the property. **Sale Conditions:** None **Schools:** Ewa, Ilima, Campbell * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
91-1065 Pohahawai Place	$785,000	3 & 2/0	1,053 | $745	3,120 | $252	15

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
91-1065 Pohahawai Place	$232 | $0 | $42	$606,800	$187,800	$794,600	99%	1988 & NA

91-1065 Pohahawai Place - MLS#: 202415023 - Brand new roof CertainTeed shingles and exterior painting. 3 bedroom, 2 full bath with primary bath has a new tub, wall surround and fixtures. Both bathrooms have new light fixtures. The floor plan is open with an eat at counter. Kitchen; gas stove, stunning cherry wood cabinets, granite countertops and stainless steel appliances. Tile flooring throughout for easy cleaning. Dining area overlooks the lanai area. Primary bedroom has a private lanai area, storage above the double closet with ceiling fan and AC. The other two bedrooms are of good size and have air conditioning and ceiling fans. Low maintenance for yard work, good size lanai area for a nice BBQ with friends Great community pool and events. Don't let your buyers miss out on seeing the property. **Region:** Ewa Plain **Neighborhood:** Ewa Gen Soda Creek **Condition:** Excellent **Parking:** 3 Car+, Street **Total Parking:** 2 **View:** Other **Frontage:** Other **Pool:** Community Association Pool **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** Ewa, Ilima, Campbell * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market