



## Residential Full

**1-9-1-147-094-0000 91-2023 Kamakana St, Ewa Beach 96706**

MLS#: **201700511**  
 Status: **Active**  
 Lnd Tenure: **FS - Fee Simple**  
 Listing Service: **Full Service**

Region: **Ewaplain** Bldg Nm:  
 Nghbrhd: **HOAKALEI-KA MAKANA**  
 Fee Options:

LP: **\$729,000**  
 OLP: **\$749,000**



### General Information

Prop Type: **Single Family**  
 Style: **Detach Single Family**  
 Prop Cond: **Average**

### Sqft Information

Grg/Car Sqft: **400**  
 Sqft Liv: **1,688**  
 Lanai Sqft: **105**  
 Sqft Oth: **1,793**  
 Total Sqft: **4,002**  
 Land Sqft: **.092**  
 Lot Acres: **.092**

### Bldg Information

Beds: **4**  
 Baths: **2/1**  
 New Dev: **No**  
 Ttl Park: **2**  
 Stories: **Two**  
 Yr Rmdled: **2016**  
 Year Built: **2009**

DOM: **23**

CDOM: **23**

Furnished:

Fract Own: **No**

### School Information

Elem: **Ewa**  
 Middle: **Ewa Makai**  
 High: **Campbell**

### Additional Information

View: **Mountain, Other**  
 Zoning: **05 - R-5 Residential District**  
 Flood Zone: **Zone D**  
 Location: **Inside**  
 Lot Desc: **Clear**  
 Set Backs: **Of Record**  
 Easements: **None**  
 Land Recorded: **Land Court**

Recent: **02/05/2017 : DECR : \$739,000->\$729,000**

### Listing/Agent/Office Information

Listing Date: **01/14/17** Cont Acc Date:  
 Possession: **45 Days or Less, At Closing**  
 List Type: **Exclusive Rights**  
 Agent: **David M Lundstrom(RA)**  
 Ag Email: **davidlundstrom@hawaiiilife.com**  
 License #: **RS-77759**  
 Office: **Hawaii Life Real Est. Brokers**  
 Comp Sub To:  
 Dual Var Rate: **No**  
 Maintenance Fee:

Tmp Wth Date:  
 Occupant Type: **Owner**  
 Listing Svc: **Full Service**  
 Agent Mbr #: **46180**  
 Corp Office Lic #: **RB-19928**  
 Office Mbr #: **HLRE**  
 Method:  
 GE Tax Paid-Seller: **No**  
 Assoc Fee: **\$211**

Exp Date: **01/14/18**  
 Off Mkt Date:  
 Lock Box: **Yes**  
 Lockbox Serial: **01232155**  
 Agent Ph: **(808) 352-3099**  
 Office Ph: **(808) 822-5433**  
 Off Fax Ph: **(866) 728-9630**  
 Comp: **2.5%**  
 Assoc Fee 2:

### Remarks

Pub Rmks: **PRICED TO SELL-MOTIVATED-OFFERS REVIEWED AS PRESENTED. Completely move in ready upgraded home to enjoy resort style living in desirable, Ka Makana At Hoakalei. Main floor den has been converted into a 1st Floor Bedroom with glass french doors. Upgraded late in 2016 with new SS appliances, custom paint, led efficient lighting, new sinks, ceiling fans and a tropical solar outdoor shower. Complete whole home water filtration system, plantation shutters on all windows, full irrigation with extensive landscaping. Smart house with technology and security features. Association fee includes high speed internet, HD cable, phone, private swim club, fitness center, BBQ, tennis & hot tub. Home is centered within walking distance to beaches, lagoons, schools, restaurants and shopping center.**

Agent Rmks: **Please email-call or text David 808-352-3099 for showing requests 8 hour notice. SOLUTIONS should buyer want to add a main floor shower-great ROI at this price. Property owner/listor is a licensed real-estate agent. Excludes garage refrigerator, storage shed and wall TV mounts. Please consider Kalia Goulette at Fidelity National Title Kapolei. Tax role shows 1st floor bedroom as den.**

Show Inst: **<8 Hrs Notice Reqd**

Mgmt Co: **Associa Hawaii**

Community Assn:

Public Report #:

Mgmt Co #: **808-836-0911**

Assoc Phone:

### Features

Story Type: **Two**  
 Parking: **2 Car, Garage**  
 Roofing: **Composition**  
 Topography: **Level**  
 Security Feat: **Key, Security Patrol, Video**

Road Frontage: **Paved Rd**  
 Flooring: **Ceramic Tile, Laminate, W/W Carpet**  
 Construction: **Above Ground, Double Wall, Masonry/Stucco, Slab,**