

Residential Full

1-9-4-115-015-0046

94-1047 Oli PI #F7, Waipahu 96797

MLS#: **202109839**

Region: **Waipahu**

Bldg Nm:

Kuola 1 - Rainbow Se

LP:

\$379,000

Status: **Active**

Nghbrhd: **WAPIO GENTRY**

OLP:

\$379,000

Lnd Tenure: **FS - Fee Simple**

Fee Options:

Listing Service: **Full Service**



General Information

Prop Type: **Condo/Townhouse**
 Style: **Low-Rise 6 or Less Stories**
 Prop Cond: **Above Average**

DOM: **0**
 CDOM: **0**
 Furnished: **Partial**
 Fract Own: **No**

Sqft Information

Grg/Car Sqft:
 Sqft Liv: **750**
 Lanai Sqft: **50**
 Sqft Oth:
 Total Sqft: **800**
 Land Sqft: **249,163**
 Lot Acres: **5.720**

Bldg Information

Beds: **2**
 Baths: **1/0**
 New Dev: **No**
 Ttl Park: **1**
 Stories:
 Yr Rmlded:
 Year Built: **1983**

School Information

Elem: **Kanoelani**
 Middle: **Highlands**
 High: **Pearl City**

Additional Information

View: **None**
 Zoning: **11 - A-1 Low Density Apartment**
 Flood Zone: **Zone D**
 Land Recorded: **Land Court**

Recent: **04/23/2021 : NEW**

Listing/Agent/Office Information

Listing Date: **04/23/21** Cont Acc Date:
 Possession: **At Closing**
 List Type: **Exclusive Rights**
 Agent: **Jack M Legal(R)**
 Ag Email: **legalrealty@earthlink.net**
 License #: **RB-17473**
 Office: **Legal Realty**
 Co-List Agent: **Shoko Ballesteros(RA)**
 Co Ag Email: **shokob@earthlink.net**
 License #: **RS-29690**
 Co-List Office: **Legal Realty**
 Comp Sub To:
 Dual Var Rate: **No**

Tmp Wth Date:
 Occupant Type:
 Listing Svc: **Full Service**
 Agent Mbr #: **20108**
 Corp Office Lic #: **RB-17473**
 Office Mbr #: **LEGL**
 Co-List Ag Mbr #: **00473**

Exp Date: **04/23/22**
 Off Mrkt Date:
 Lock Box: **OTHER**
 Agent Ph: **(808) 672-6201**
 Office Ph: **(808) 672-6201**
 Co-List Agent Ph: **(808) 672-6201**

Corp Office Lic #: **RB-17473**
 Co-List Off Mbr #: **LEGL**
 Method:
 GE Tax Paid-Seller: **No**

Co-List Office Ph: **(808) 672-6201**
 Off Fax Ph: **(808) 672-6479**
 Comp: **2500**

Remarks

Pub Rmks: **Fresh interior paint, new carpet, unit is ready for you to move in. Lovely unit. See it. Love it. Own it. Seller intends to keep the property in the affordable pool. Buyer qualifications: owner occupant, first-time homebuyer, and completed the HHOC homebuyer class. Income qualification: up to 120% of AMI household income. Seller will review offer if buyer meets the qualifications.**

Agent Rmks: **To show, please use Showing time to schedule showing or call Jack at 670-8402 for more info. Buyer's agents: ask Jack for copy of the HHOC Housing & Land Trust Sale Addendum to review the deed terms and restrictions. Buyer's agent compensation is \$2500.00. Seller requests to use Old Republic Escrow- Quentin Chun and Seller attorney to draft the deed.**

Show Inst: **Call Listor**

Association/Condo Information

Assoc Fees: **\$12.00**
 Maintenance Fee: **\$437.00**
 Oth Fees Mthy:
 Condo Prp Reg:
 Unit Features: **Single Level**
 Owner Occpncy%: **53**
 Mgmt Co: **Hawaiiana**
 Community Assn: **Waipio Gentry**
 Public Report #:

Ttl Mon Fees: **\$449.00**
 Fee Includes: **Other Common Expenses, Sewer, Water**
 Oth Mthy Fees Incl: **Association**
 Condo Park Unit: **29** Floor #: **2**

Elevators:
 Mgmt Co #: **808-593-9100**
 Assoc Phone: **808-671-2272**

Features

Story Type: **One**
 Parking: **Assigned, Guest, Open - 1**
 Roofing:
 Topography:
 Amenities: **Patio/Deck, Resident Manager**
 Inclusions: **AC Window Unit, Ceiling Fan, Dishwasher, Disposal, Microwave Hood, Range/Oven, Refrigerator, Smoke Detector, Washer, Water Heater**
 Disclosures: **Property Disclosure Stmt**

Road Frontage:
 Flooring: **Vinyl, W/W Carpet**
 Construction: **Double Wall, Wood Frame**

Tax & Financial Information

TMK: **1-9-4-115-015-0046**
 Taxes/Mnthly: **\$75** Tax Assess Imp: **\$214,400**
 Tax Year: **2020** Tax Assess Lnd: **\$141,000**
 Home Exempt: **0** Tax Assess Tot: **\$355,400**

Terms Acceptable: **Cash, Conventional, USDA Financing**
 Rent Inc Mthy:
 Spcl Sales Cond: **None**

Click on the arrow to view Additional Photos



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