

# Residential Full with Photos

**1-4-7-004-030-0217 47-184 Hui Akepa Pl #31D, Kaneohe 96744**

MLS#: **202126156** Region: **Kaneohe** Bldg Nm: **Hokuloa C**  
 Status: **Sold** Nghbrhd: **TEMPLE VALLEY**  
 Lnd Tenure: **FS - Fee Simple** Fee Options:  
 Listing Service: **Full Service**

LP: **\$625,000**  
 OLP: **\$660,000**  
 SP: **\$610,000**



General Information

Prop Type: **Condo/Townhouse**  
 Style: **Townhouse**  
 Prop Cond: **Average**

DOM: **16**  
 CDOM: **16**  
 Furnished: **None**  
 Fract Own: **No**

Sqft Information

Grg/Car Sqft: **390**  
 Sqft Liv: **1,392**  
 Lanai Sqft: **120**  
 Sqft Oth: **1,512**  
 Total Sqft: **1,725,89**  
 Land Sqft: **39.621**  
 Lot Acres: **39.621**

Bldg Information

Bed: **3**  
 Baths: **2/1**  
 New Dev: **No**  
 Ttl Park: **2**  
 Stories:  
 Yr Rmdled:  
 Year Built: **1978**

School Information

Elem:  
 Middle:  
 High:

Additional Information

View: **Mountain**  
 Zoning: **11 - A-1 Low Density Apartment**  
 Flood Zone: **Zone D**  
 Land Recorded: **Land Court**

Recent: **12/20/2021 : Sold : EN->S**

Listing/Agent/Office Information

Listing Date: **10/19/21** Cont Acc Date: **11/04/21**  
 Possession: **At Closing, Seller Lease Back**  
 List Type: **Exclusive Rights**  
 Agent: **Daniel J Pacheco Jr. (R)**  
 Ag Email: **danny\_pacheco@hotmail.com**  
 License #: **RB-12467**  
 Office: **Island Heritage Realty, Inc.**  
 Co-List Agent: **Allison S Goto (RA)**  
 Co Ag Email: **allisongoto@hotmail.com**  
 License #: **RS-55198**  
 Co-List Office: **Island Heritage Realty, Inc.**  
 Comp Sub To:  
 Dual Var Rate: **No**

Tmp Wth Date:  
 Occupant Type: **Owner**  
 Listing Svc: **Full Service**  
 Agent Mbr #: **03112**  
 Corp Office Lic #: **RB-17314**  
 Office Mbr #: **ISLR**  
 Co-List Ag Mbr #: **23047**

Exp Date: **04/19/22**  
 Off Mrkt Date: **12/20/21**  
 Lock Box: **NONE**  
 Agent Ph: **(808) 226-6510**  
 Office Ph: **(808) 941-7773**  
 Co-List Agent Ph: **(808) 285-1959**  
 Co-List Office Ph: **(808) 941-7773**  
 Off Fax Ph: **(808) 239-5391**  
 Comp: **2.5**

Corp Office Lic #: **RB-17314**  
 Co-List Off Mbr #: **ISLR**  
 Method:  
 GE Tax Paid-Seller: **Yes**  
**Remarks**

Pub Rmks: **Check out this 3 bedroom 2.5 bath unit in Hokuloa C, with its own enclosed 2-car garage. This unit is priced for immediate sale. Unit is original and needs total updating/remodel. Make this fixer upper into your dream home. Ideal location next to Temple Valley Shopping Center. Seller would want 30 to 60 days rent back if possible.**  
 Agent Rmks: **Must use Jill Kauka at First American Title, Kapiolani Branch. No credits or repairs after J-1, seller will do \$1,000 credit for cleaning at closing through escrow. Unit to be sold in as is condition. Call Allison for showings. Please do not use showing time.**  
 Show Inst: **Two Day Notice Req'd, Appointment Only, Listor Must Be Present**

Association/Condo Information

Assoc Fees:  
 Maintenance Fee: **\$525.00**  
 Oth Fees Mthy:  
 Condo Park Unit: **0** Condo Prp Reg:  
 Unit Features: **Multi Level, Yard**  
 Owner Occpncy%: **72**  
 Mgmt Co: **Touchstone**  
 Community Assn:  
 Public Report #:

Ttl Mon Fees: **\$525.00**  
 Fee Includes: **Other Common Expenses, Sewer, Water**  
 Oth Mthy Fees Incl: **None**

Floor #: **1**

# Elevators:  
 Mgmt Co #: **566-4100**  
 Assoc Phone:

Features

Story Type: **Two** Road Frontage:  
 Parking: **Covered - 2, Garage, Guest, Street**  
 Roofing: Flooring: **Ceramic Tile, W/W Carpet**  
 Topography: Construction: **Double Wall, Wood Frame**  
 Amenities: **BBQ, Condo Association Pool, Patio/Deck, Pool on Property, Private Yard, Recreation Room, Resident Manager, Tennis Court, Wall/Fence**  
 Inclusions: **Dishwasher, Disposal, Dryer, Range/Oven, Refrigerator, Washer**  
 Disclosures: **Pets Allowed (Verify), Property Disclosure Stmt**

Tax & Financial Information

TMK: **1-4-7-004-030-0217**  
 Taxes/Mnthly: **\$135** Tax Assess Imp: **\$141,900**  
 Tax Year: **2021** Tax Assess Lnd: **\$523,300**  
 Home Exempt: **140000** Tax Assess Tot: **\$665,200**

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

Sold Information

Sold Date: **12/20/21** Cont Acc Date: **11/04/21**  
 Buy Agent: **Johana Allison (RA)**  
 Buy Off: **RE/MAX Honolulu**  
 Co Buy Agent:  
 Co Buy Off:  
 Concessions:  
 Sell Ag Remarks:

Sold Price: **\$610,000** DOM: **16**  
 Agent Ph: **(808) 375-4074** CDOM: **16**  
 Agent Ph:  
 Office Ph:  
 Buyer Financing: **Cash**



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