

Residential Full with Photos

1-4-6-031-022-0018 46-078 Emepela Pl #B203, Kaneohe 96744

MLS#: 202200762	Region: Kaneohe	Bldg Nm: Windward Estate	LP: \$525,000
Status: Sold	Nghbrhd: WINDWARD ESTATES	Fee Options:	OLP: \$525,000
Lnd Tenure: FS - Fee Simple			SP: \$510,000
Listing Service: Full Service			



<u>General Information</u>		DOM: 14
Prop Type: Condo/Townhouse		CDOM: 14
Style: Townhouse		Furnished: Partial
Prop Cond: Fair		Fract Own: No
<u>Sqft Information</u>		<u>School Information</u>
Grg/Car Sqft:	Bldg Information	Elem: Heeia
Sqft Liv: 1,231	Beds: 2	Middle: King
Lanai Sqft: 189	Baths: 2/0	High: Castle
Sqft Oth:	New Dev: No	
Total Sqft: 1,420	Ttl Park: 1	
Land Sqft: 660,108	Stories:	
Lot Acres: 15.154	Yr Rmdld:	
	Year Built: 1982	
<u>Additional Information</u>		
View: None		
Zoning: 12 - A-2 Medium Density Apartme		
Flood Zone: Zone X		
Land Recorded: Dual Systems		

Listing/Agent/Office Information

Listing Date: 01/26/22	Cont Acc Date: 02/07/22	Tmp Wth Date:	Exp Date:
Possession: At Closing		Occupant Type: Vacant	Off Mrkt Date: 03/24/22
List Type: Exclusive Rights		Listing Svc: Full Service	Lock Box: OTHER
Agent: Wayne Y Sadoyama (R)		Agent Mbr #: 15693	Agent Ph: (808) 386-0508
Ag Email: waynes@snsappr.com		Corp Office Lic #: RB-15919	Office Ph: (808) 566-6551
License #: RB-15851		Office Mbr #: SADW	Comp: 2.5
Office: The Realty Company, Ltd.		GE Tax Paid-Seller: No	
Dual Var Rate: No		<u>Remarks</u>	

Pub Rmks: **Large and spacious 2BR/2BA apartment that will need reflooring, painting, drywall repair below some windows, and other minor repairs. Make improvements and build up equity by remodeling the apartment. Priced to sell. Great recreational amenities including pool, spa, recreation center, tennis courts, basketball court, children's play area, beautifully landscaped grounds. Located walking distance to Heeia Elementary School and Windward Mall. Just a short drive to MCBH, Likelike Hwy, and the H-3 Freeway.**

Agent Rmks: **Call Wayne for showings. Vacant and easy to show. Please use Brandon Choi at Title Guaranty Hawaii at 1350 So King St. After you enter Emepela Place turn right into the first driveway and drive straight ahead. Building B will be directly in front of you. You may park in stall #37 located near the subject building. Walk through the breezeway to get to the back of Building B. Go up a flight of stairs to get to the entrance of the unit. The lock box will be on the front door.**

Show Inst: **One Day Notice Reqd, Call Listor**

Association/Condo Information

Assoc Fees:	Ttl Mon Fees: \$721.00	
Maintenance Fee: \$721.00	Fee Includes: Other Common Expenses, Sewer, Water	
Oth Fees Mthly:	Oth Mthly Fees Incl: Maintenance	Floor #: 2
Condo Park Unit: 0	Condo Prp Reg:	
Unit Features: Full Bath on 1st Floor, Odd# Unit	# Elevators: 0	
Owner Occpncy%: 70	Mgmt Co #: 8082035239	
Mgmt Co: Hawaiiana Management Co.	Assoc Phone:	
Community Assn:	Model Site Ph: 8082471238	
Public Report #: 1,153	<u>Features</u>	
Model Site Ctct:	Story Type: Three	Road Frontage:
	Parking: Assigned, Guest, Open - 1, Street	Flooring: Vinyl, W/W Carpet
	Roofing:	Construction: Above Ground, Double Wall, Slab, Wood Frame
	Topography:	
	Security Feat: Key	
	Amenities: BBQ, Condo Association Pool, Playground, Recreation Area, Recreation Room, Resident Manager, Tennis Court, Wall/Fence, Whirlpool	
	Inclusions: Cable TV, Disposal, Drapes, Dryer, Range Hood, Range/Oven, Refrigerator, Washer, Water Heater	
	Disclosures: Licensed Owner, Property Disclosure Stmt	

Room Information

<u>Room</u>	<u>Lvl</u>	<u>Description</u>	<u>Room</u>	<u>Lvl</u>	<u>Description</u>
Full Bathroom	U		Living Room	M	

Tax & Financial Information

TMK: 1-4-6-031-022-0018		Terms Acceptable: Cash, Conventional
Taxes/Mnthly: \$134	Tax Assess Imp: \$283,700	Rent Inc Mthly:
Tax Year: 2020	Tax Assess Lnd: \$176,000	Spcl Sales Cond: None
Home Exempt: 0	Tax Assess Tot: \$459,700	

Sold Information

Sold Date: 03/24/22	Cont Acc Date: 02/07/22	Sold Price: \$510,000	DOM: 14
Buy Agent: Daniel J Pacheco Jr. (R)		Agent Ph: (808) 226-6510	CDOM: 14
Buy Off: Island Heritage Realty, Inc.			
Co Buy Agent:		Agent Ph:	
Co Buy Off:		Office Ph:	

Concessions:
Sell Ag Remarks:

Buyer Financing: **VA**



Project View



Front View of Subject Property



Rear View of Subject Property



Living Room of Subject Property



Kitchen of Subject Property



Dining Room of Subject Property



Gardens of Subject Property



Gardens of Subject Property



Scenic Gardens of Subject Property



Scenic Gardens of Subject Property



Recreation Center of Subject Property



Interior of Recreation Center of Subject Property



Pool and Jacuzzi of Subject Property



Tennis Courts of Subject Property



Basketball Courts of Subject Property



Playground of Subject Property

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