



**Listings Full with Photos**

[1-8-5-026-009-0000](tel:1-8-5-026-009-0000) 85-153 Ala Walua St #B, Waianae 96792

MLS#: 201825326 Region: Leeward Bldg Nm: Ulu Wehi LP: \$150,000  
 Status: Active Nghbrhd: WAI ANAE OLP: \$150,000  
 Lnd Tenure: LH - Leasehold Fee Options: None  
 Listing Service: Full Service



General Information  
 Prop Type: Condo/Townhouse DOM: 0  
 Style: PUD CDOM: 0  
 Prop Cond: Average Furnished: No  
 Fract Own: No

|                         |                         |                           |
|-------------------------|-------------------------|---------------------------|
| <u>Sqft Information</u> | <u>Bldg Information</u> | <u>School Information</u> |
| Grg/Car Sqft: 414       | Beds: 4                 | Elem: Kamaile             |
| Sqft Liv: 1,128         | Baths: 2/0              | Middle: Waianae           |
| Lanai Sqft: 120         | New Dev: No             | High: Waianae             |
| Sqft Oth:               | Ttl Park: 2             |                           |
| Total Sqft: 1,248       | Stories: One            |                           |
| Land Sqft: 3,720        | Yr Rmdled:              |                           |
| Lot Acres: .085         | Year Built: 1974        |                           |

Additional Information  
 View: Garden, Mountain  
 Zoning: 05 - R-5 Residential District  
 Flood Zone: Zone X  
 Prop Frnt: Other  
 Land Recorded: Regular System

Recent: 10/03/2018 : NEW

Listing/Agent/Office Information

|  |                |                             |                           |
|--|----------------|-----------------------------|---------------------------|
| Listing Date: 10/03/18   | Cont Acc Date: | Tmp Wth Date:               | Exp Date: 04/03/19        |
| Possession: At Closing   |                | Occupant Type: Vacant       | Off Mrkt Date:            |
| List Type: Exclusive Rights  |                | Listing Svc: Full Service   | Lock Box: Yes             |
| Agent: <a href="#">Shawntae U Calarruda(RA)</a>                                      |                | Agent Mbr #: 45068          | Lockbox Serial:           |
| Ag Email: <a href="mailto:shawntae@foster-realty.com">shawntae@foster-realty.com</a> |                | Corp Office Lic #: RB-17493 | Agent Ph: (808) 216-8028  |
| License #: RS-74472  |                | Office Mbr #: FSTR          | Office Ph: (808) 696-0774 |
| Office: <a href="#">Foster Realty, Inc.</a>  |                | Method:                     | Off Fax Ph:               |
| Comp Sub To:   |                | GE Tax Paid-Seller: No      | Comp: 3                   |
| Dual Var Rate: No  |                |                             |                           |

Remarks

Pub Rmks: Opportunity knocks! Large single story 4 bedroom, 2 bathroom home in Ulu Wehi. Partially renovated with brand new kitchen cabinets, countertops and durable VCT tiles throughout. Fully fenced for added privacy and security and set in a great location with garden area and walking path just out back. Perfect for investment property or owner occupancy. Vacant and very easy to see. Schedule your showing today.

Agent Rmks: Submit all showing requests thru Showing Time. For immediate access please text or call Shawntae at (808) 216-8028. Preferred escrow: Kalia Goulette with Fidelity National Title in Kapolei.

Show Inst: <8 Hrs Notice Req'd, Call Listor

Association/Condo Information

|  |   |            |
|--|---|------------|
| Assoc Fees:  | Ttl Mon Fees: \$216.00                      | Floor #: 1 |
| Maintenance Fee: \$216.00  | Fee Includes: Other Common Expenses         |            |
| Oth Fees Mthy:   | Oth Mthy Fees Incl: Lease Rent, Maintenance |            |
| Condo Park Unit: NA  | Condo Prp Reg:                              |            |
| Unit Features: Bedroom on 1st Level, Full Bath on 1st Floor, Single Level, Storage, Yard |   |            |
| Owner Occpncy%: 0  | # Elevators: 0                              |            |
| Mgmt Co: Hawaiiana Management  | Mgmt Co #: 808-593-9100                     |            |
| Community Assn:  | Assoc Phone:                                |            |
| Public Report #:   |   |            |

Lease Information

|                        |                    |                    |
|------------------------|--------------------|--------------------|
| Lse Until Yr: 05/31/29 | Lse Rg Date:       | Lse Exp Year: 2024 |
| Fee Price:             | Fee Purchase:      | Lessor Name: HHFDC |
| Cur Mn Lse/Rnt: 57.08  | Nxt St-Up Rent: 74 | 2nd St-Up Rent:    |

Features

|  |                           |
|--|---------------------------|
| Story Type: One  | Road Frontage:            |
| Parking: Carport, Street   |                           |
| Roofing:   | Flooring: Other           |
| Topography:  | Construction: Slab, Vinyl |
| Security Feat: Key   |                           |
| Amenities: Patio/Deck, Private Yard, Storage, Walking/Jogging Path, Wall/Fence |                           |
| Inclusions: None   |                           |
| Disclosures: Property Disclosure Stmt  |                           |

Room Information

| <u>Room</u> | <u>Lvl</u> | <u>Description</u>          | <u>Room</u>   | <u>Lvl</u> | <u>Description</u>           |
|-------------|------------|-----------------------------|---------------|------------|------------------------------|
| Bedroom     | M          |                             | Full Bathroom | M          |                              |
| Living Room | M          |                             | Lanai, Open   | M          | Great space for entertaining |
| Storage     | M          | Lots of storage in carport. |               |            |                              |

Tax & Financial Information

TMK: 1-8-5-026-009-0000  
Taxes/Mnthly: \$56 Tax Assess Imp: \$79,400 Terms Acceptable: Cash, Conventional  
Tax Year: 2018 Tax Assess Lnd: \$113,800 Rent Inc Mthy:  
Home Exempt: 0 Tax Assess Tot: \$193,200 Spcl Sales Cond: None



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