

## Residential Full

**1-9-1-108-103-0000 91-209 Nohoana Pl, Ewa Beach 96706**

MLS#: **202414550**  
 Status: **Active**  
 Lnd Tenure: **FS - Fee Simple**  
 Listing Service: **Full Service**

Region: **Ewaplain** Bldg Nm:  
 Nghbrhd: **EWA GEN WOODBRIDGE**  
 Fee Options:

LP: **\$1,295,000**  
 OLP: **\$1,295,000**



### General Information

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

### Sqft Information

Grg/Car Sqft: **470**  
 Sqft Liv: **2,667**  
 Lanai Sqft:

Sqft Oth:  
 Total Sqft: **2,667**  
 Land Sqft: **5,040**  
 Lot Acres: **.116**

### Bldg Information

Beds: **4**  
 Baths: **3/0**  
 New Dev: **No**  
 Ttl Park: **4**  
 Addl Park:  
 Stories:  
 Yr Rmdled: **2023**  
 Year Built: **2002**

DOM: **1**  
 CDM: **1**  
 Furnished:  
 Fract Own: **No**

### School Information

Elem: **Holomua**  
 Middle: **Ilima**  
 High: **Campbell**

### Additional Information

View: **Other**  
 Zoning: **05 - R-5 Residential District**  
 Flood Zone: **Zone D**  
 Location: **Inside**  
 Lot Desc: **Clear, Other**  
 Set Backs: **C&C**  
 Easements: **Cable, Electric, Other, Sewer**  
 Land Recorded: **Land Court**

Recent: **06/19/2024 : NEW**

### Listing/Agent/Office Information

Listing Date: **06/19/24** Cont Acc Date:  
 Possession: **45 Days or More, Seller Lease Back**  
 List Type: **Exclusive Rights**  
 Agent: **Felix A Hernandez(R)**  
 Ag Email: **felix@secondcityrealty.com**  
 License #: **RB-19264**  
 Office: **Second City Realty, Inc.**  
 Co-List Agent: **Diana M Faustin(RA)**  
 Co Ag Email: **diane@secondcityrealty.com**  
 License #: **RS-60494**  
 Co-List Office: **Second City Realty, Inc.**  
 Maintenance Fee:  
 Enhanced Photos: **Yes**

Tmp Wth Date:  
 Occupant Type: **Owner**  
 Listing Svc: **Full Service**  
 Agent Mbr #: **25687**  
 Corp Office Lic #: **RB-19572**  
 Office Mbr #: **SCND**  
 Co-List Ag Mbr #: **28203**

Corp Office Lic #: **RB-19572**  
 Co-List Off Mbr #: **SCND**  
 Assoc Fee: **\$42**

Exp Date: **05/25/25**  
 Off Mrkt Date:  
 Lock Box: **OTHER**  
 Agent Ph: **(808) 382-1204**  
 Office Ph: **(808) 382-1204**  
 Co-List Agent Ph: **(808) 382-1207**  
 Co-List Office Ph: **(808) 382-1204**  
 Oth Fees Mthy:

Compensation: **2.5** % or \$: **%**  
 Dual/Var Rate: **No** Comp. Subj To:  
 Compensation to Cooperating Brokerage  
 GE Tax Paid-Seller: **No**  
 Comp. Method:

Comp. Cmnts:

### Pub Rmks:

Welcome Home to this beautiful, spacious, highly sought-after, rarely available ASPEN model in the desirable Ewa Gentry WOODBRIDGE community. It is a 4-bedroom 3 bath home with a bedroom and full bath located on the ground floor, making it convenient for a multi-generational situation, guest space or home office. Original owners have lovingly maintained & upgraded home to include but not limited to, newer plush carpeting, new kitchen cabinets with quartz counters, downstairs bath, fresh paint, new roof, 46 solar panels (leased) and solar water heater. Home features a separate large laundry room, 2-car garage, covered back patio for relaxing and entertaining with entrance from the kitchen and an abundance of storage options (sheds included). This home provides the best of island living with the perfect blend of tranquility, comfort & convenience. Near shopping, dining & recreation. First OH Sunday 6/23, 2-5 pm. Afterwards, one day's notice preferred. Property is sold "As-Is". Please include Pre-Approval & POF with offer. Seller wishes a 7-day minimum hold before Seller will begin to review/negotiate offers. However, Seller reserves the right to accept an offer at any time.

### Agent Rmks:

Thank you for your interest. For showings, please use Showing Time. If you have any questions or require additional information, contact Felix at 808-382-1204. Seller requests Fidelity National Title & Escrow, David Palk, 808-564-0427. Disclosure: Sale subject to finding replacement property. May need to lease back for 60 days. All property information must be confirmed by the Buyer & Buyer's agent. Seller and Seller's Agent/Brokerage offer no guarantees that information is 100% accurate and Buyers must do their own due diligence.

### Show Inst:

Mgmt Co:  
 Community Assn: **Ewa by Gentry**  
 Public Report #:

Mgmt Co #:  
 Assoc Phone: **808-685-0111**

Story Type: **Two**  
 Parking: **3 Car+, Driveway, Garage, Street**  
 Roofing: **Asphalt Shingle**  
 Topography: **Level**  
 Security Feat: **Key**  
 Pool Feat: **None**  
 Amenities: **Bedroom on 1st Floor, Full Bath on 1st Floor, Landscaped, Storage, Wall/Fence**  
 Utilities: **Cable, Connected, Internet, Other, Sewer Fee, Underground Electricity, Water**  
 Inclusions: **AC Central, Blinds, Cable TV, Ceiling Fan, Chandelier, Dishwasher, Disposal, Drapes, Dryer, Microwave Hood, Microwave, Photovoltaic - Leased, Range Hood, Range/Oven, Smoke Detector, Solar Heater, Washer**

Disclosures: **Property Disclosure Stmt**

### Features

Road Frontage: **Paved Rd**  
 Flooring: **Ceramic Tile, Laminate, Other, Vinyl, W/W Carpet**  
 Construction: **Double Wall, Slab, Wood Frame**

### Tax & Financial Information

TMK: **1-9-1-108-103-0000**  
 Taxes/Mnthly: **\$302** Tax Assess Imp: **\$493,600**  
 Tax Year: **2023** Tax Assess Lnd: **\$740,600**  
 Home Exempt: **140000** Tax Assess Tot: **\$1,234,200**

Terms Acceptable: **Cash, Conventional, VA**  
 Rent Inc Mthy:  
 Spcl Sales Cond: **Subject To Repl. Property**