

Malina At Koa Ridge PH I 94-1180 Alaea Street Unit 602, Waipahu 96797 * Malina At Koa Ridge PH I * \$422,044

| | | |
|---|---|--------------------------------|
| Beds: 1 | MLS#: 202408346, FS | Year Built: 2021 |
| Bath: 1/0 | Status: Active Under Contract | Remodeled: |
| Living Sq. Ft.: 535 | List Date & DOM: 04-16-2024 & 21 | Total Parking: 2 |
| Land Sq. Ft.: 0 | Condition: Excellent | Assessed Value |
| Lanai Sq. Ft.: 73 | Frontage: | Building: \$318,500 |
| Sq. Ft. Other: 0 | Tax/Year: \$108/2023 | Land: \$192,400 |
| Total Sq. Ft. 608 | Neighborhood: Koa Ridge | Total: \$510,900 |
| Maint./Assoc. \$246 / \$71 | Flood Zone : Zone D - Tool | Stories / CPR: / No |
| Parking: Assigned, Guest, Open - 2 | Frontage: | |
| Zoning : 12 - A-2 Medium Density Apartme | View: None | |

Public Remarks: Welcome to Malina at Koa Ridge! This charming ground floor townhome offers the perfect blend of comfort and convenience. Boasting 1 bedroom, 1 bath, & 2 assigned parking with a fenced-in courtyard, this unit provides a cozy retreat within the vibrant Koa Ridge community. Conveniently located near Costco and H2, this unit offers easy access to amenities and transportation. *Please note that buyers must qualify for the Department of Planning & Permitting (DPP) affordable housing program. This unit is available to households earning up to 120 percent of the AMI, subject to approval by the DPP. Per Chapter 3 of our 2010 AH Rules, buyers must agree to occupancy from November 10, 2021, through November 10, 2031. Showings only to buyers with lender certification of eligibility. ****ALSO, SALE WILL BE SUBJECT TO PROBATE APPROVAL. Sale Conditions:** Probate **Schools:** [Lehua](#), [Highlands](#), [Pearl City](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)





| Address | Price | Bd & Bth | Living / Avg. | Land Avg. | Lanai | Occ. | FL | DOM |
|--|---------------------------|----------|---------------|-------------|-------|------|----|-----|
| 94-1180 Alaea Street 602 | \$422,044 | 1 & 1/0 | 535 \$789 | 0 \$inf | 73 | 99% | 1 | 21 |

| Address | Tax Maint. Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|--|----------------------|---------------|-------------------|----------------|-------|------------------|
| 94-1180 Alaea Street 602 | \$108 \$246 \$71 | \$192,400 | \$318,500 | \$510,900 | 83% | 2021 & NA |

[94-1180 Alaea Street 602](#) - MLS#: [202408346](#) - Welcome to Malina at Koa Ridge! This charming ground floor townhome offers the perfect blend of comfort and convenience. Boasting 1 bedroom, 1 bath, & 2 assigned parking with a fenced-in courtyard, this unit provides a cozy retreat within the vibrant Koa Ridge community. Conveniently located near Costco and H2, this unit offers easy access to amenities and transportation. *Please note that buyers must qualify for the Department of Planning & Permitting (DPP) affordable housing program. This unit is available to households earning up to 120 percent of the AMI, subject to approval by the DPP. Per Chapter 3 of our 2010 AH Rules, buyers must agree to occupancy from November 10, 2021, through November 10, 2031. Showings only to buyers with lender certification of eligibility. **ALSO, SALE WILL BE SUBJECT TO PROBATE APPROVAL. **Region:** Waipahu **Neighborhood:** Koa Ridge **Condition:** Excellent **Parking:** Assigned, Guest, Open - 2 **Total Parking:** 2 **View:** None **Frontage:** **Pool:** **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** Probate **Schools:** [Lehua](#), [Highlands](#), [Pearl City](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number