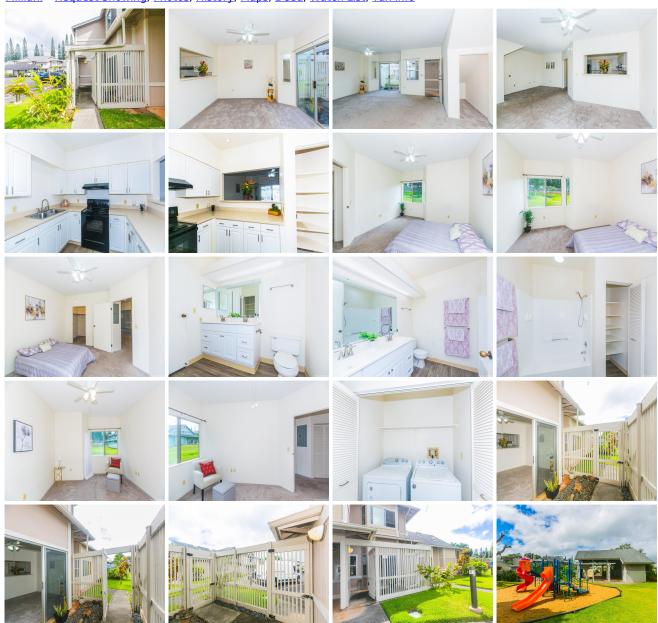
<u>Kumelewai Court 2 95-1038 Ainamakua Drive Unit 38, Mililani 96789</u> * Kumelewai Court 2 * \$560.000

Beds: 2 MLS#: 202415513, FS Year Built: 1991 Bath: 1/0 Status: Active Remodeled: Living Sq. Ft.: 954 List Date & DOM: 07-01-2024 & 12 Total Parking: 2 Land Sq. Ft.: 214,054 Condition: Above Average **Assessed Value** Lanai Sq. Ft.: 100 Frontage: Other Building: \$327,900 Sa. Ft. Other: 0 Tax/Year: \$159/2024 Land: **\$216,300** Total Sq. Ft. 1,054 Neighborhood: Mililani Mauka Total: **\$544,200** Maint./Assoc. \$453 / \$49 Flood Zone: Zone D - Tool Stories / CPR: One / No

Parking: Covered - 1, Open - 1 Frontage: Other Zoning: 11 - A-1 Low Density Apartment View: None

Public Remarks: Welcome to this charming 2-bedroom, 1-bathroom condo located in the highly desireable Mililani Mauka neighborhood at Kumelewai Court. This lovely home features a spacious and inviting living area, perfect for relaxing or entertaining guests. The kitchen is well-appointed with ample cabinet space and modern appliances. Both bedrooms are generously sized and offer plenty of natural light, creating a warm and welcoming atmosphere. The bathroom is tastefully designed with contemporary fixtures and finishes. Parking is a breeze with one covered and one open parking space included, and ample guest parking available for visitors. The unit is ideally situated close to community amenities, including parks, schools, shopping centers, and dining options, providing everything you need within easy reach. Enjoy the tranquil surroundings and the strong sense of community that Mililani Mauka has to offer. This property is a fantastic oppurtunity for the first-time homebuyers, investors, or those looking to downsize. **Sale Conditions:** None **Schools:** Mililani Mauka, Mililani, Mililani * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info









| Address | Price | Bd & Bth | Living / Avg. | Land Avg. | Lanai | Occ. | FL | DOM |
|----------------------------|-----------|----------|---------------|---------------|-------|------|----|-----|
| 95-1038 Ainamakua Drive 38 | \$560,000 | 2 & 1/0 | 954 \$587 | 214,054 \$3 | 100 | 55% | 1 | 12 |

| Address | Tax Maint. Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|----------------------------|----------------------|------------------|----------------------|-------------------|-------|---------------------|
| 95-1038 Ainamakua Drive 38 | \$159 \$453 \$49 | \$216,300 | \$327,900 | \$544,200 | 103% | 1991 & NA |

95-1038 Ainamakua Drive 38 - MLS#: 202415513 - Welcome to this charming 2-bedroom, 1-bathroom condo located in the highly desireable Mililani Mauka neighborhood at Kumelewai Court. This lovely home features a spacious and inviting living area, perfect for relaxing or entertaining guests. The kitchen is well-appointed with ample cabinet space and modern appliances. Both bedrooms are generously sized and offer plenty of natural light, creating a warm and welcoming atmosphere. The bathroom is tastefully designed with contemporary fixtures and finishes. Parking is a breeze with one covered and one open parking space included, and ample guest parking available for visitors. The unit is ideally situated close to community amenities, including parks, schools, shopping centers, and dining options, providing everything you need within easy reach. Enjoy the tranquil surroundings and the strong sense of community that Mililani Mauka has to offer. This property is a fantastic oppurtunity for the first-time homebuyers, investors, or those looking to downsize. Region: Central Neighborhood: Mililani Mauka Condition: Above Average Parking: Covered - 1, Open - 1 Total Parking: 2 View: None Frontage: Other Pool: Zoning: 11 - A-1 Low Density Apartment Sale Conditions: None Schools: Mililani Mauka, Mililani, Mililani * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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