99-242 Ohekani Loop, Aiea 96701 * * \$925,000 * Originally \$990,000

Beds: 3 MLS#: 202406397, FS Year Built: 1966 Bath: **1/1** Status: Active Remodeled: Living Sq. Ft.: 1,145 List Date & DOM: 04-30-2024 & 74 Total Parking: 2 Land Sq. Ft.: 5,382 Condition: Average **Assessed Value** Lanai Sg. Ft.: 145 Frontage: Other Building: \$74,400 Sq. Ft. Other: 0 Tax/Year: \$286/2024 Land: \$907,000 Total Sq. Ft. 1,290 Neighborhood: Halawa Total: \$981,400 Maint./Assoc. \$0 / \$0 Flood Zone: Zone AE - Tool Stories / CPR: One / No

Parking: **3 Car+, Carport, Driveway, Street** Frontage: **Other**

Zoning: 05 - R-5 Residential District View: Mountain, Sunrise, Sunset

Public Remarks: \$20,000.00 CREDIT OFFERED towards 2/1 rate buydown, closing costs, property upgrades... buyer's choice! Priced to sell at \$56k below tax-assessed value!! Amazing opportunity exists with this spacious, single level home in desirable Halawa Valley Estates, adjacent to the upcoming New Aloha Stadium Entertainment District (NASED)! Lots of potential to freshen up the mostly original interior with perfect finishes and materials of your choice. Aside from the gorgeous exposed beam vaulted ceilings, this home has a large, functional layout and has been updated with a mix of luxury vinyl plank and refinished oak hardwood floors, new roof, EV charger, and so much more! Stay cool with plentiful valley breezes throughout the spacious, wraparound backyard where you can host a multitude of guests while BBQ'ing on your large lanai. Aside from NASED, expected to further increase desirability of the area, this home is centrally & conveniently located very close to the Skyline Rail, H-1 freeway, Pearl Harbor & other military bases, ice skating rink, major shopping + dining, parks, golf, schools, world class beaches and everything else Hawai'i living has to offer! **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land	Avg.	Lanai	Occ.	FL	DOM
99-242 Ohekani Loop	\$925,000	3 & 1/1	1,145 \$808	5,382	\$172	145	0%	0	74

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
99-242 Ohekani Loop	\$286 \$0 \$0	\$907,000	\$74,400	\$981,400	94%	1966 & NA

99-242 Ohekani Loop - MLS#: 202406397 - Original price was \$990,000 - \$20,000.00 CREDIT OFFERED towards 2/1 rate buydown, closing costs, property upgrades... buyer's choice! Priced to sell at \$56k below tax-assessed value!! Amazing opportunity exists with this spacious, single level home in desirable Halawa Valley Estates, adjacent to the upcoming New Aloha Stadium Entertainment District (NASED)! Lots of potential to freshen up the mostly original interior with perfect finishes and materials of your choice. Aside from the gorgeous exposed beam vaulted ceilings, this home has a large, functional layout and has been updated with a mix of luxury vinyl plank and refinished oak hardwood floors, new roof, EV charger, and so much more! Stay cool with plentiful valley breezes throughout the spacious, wraparound backyard where you can host a multitude of guests while BBQ'ing on your large lanai. Aside from NASED, expected to further increase desirability of the area, this home is centrally & conveniently located very close to the Skyline Rail, H-1 freeway, Pearl Harbor & other military bases, ice skating rink, major shopping + dining, parks, golf, schools, world class beaches and everything else Hawai'i living has to offer! Region: Pearl City Neighborhood: Halawa Condition: Average Parking: 3 Car+, Carport, Driveway, Street Total Parking: 2 View: Mountain, Sunrise, Sunset Frontage: Other Pool: None Zoning: 05 - R-5 Residential District Sale Conditions: None Schools: , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info