91-532 Maohaka Place, Ewa Beach 96706 * $899,999 * Originally $885,000

Beds:	**3**	MLS#:	**202407284, FS**	Year Built:	**1998**
Bath:	**2/0**	Status:	**Active Under Contract**	Remodeled:	**2021**
Living Sq. Ft.:	**1,192**	List Date & DOM:	**04-12-2024** & **42**	Total Parking:	**4**
Land Sq. Ft.:	**3,750**	Condition:	**Excellent**	Assessed Value	
Lanai Sq. Ft.:	**0**	Frontage:	**Golf Course**	Building:	**$248,800**
Sq. Ft. Other:	**0**	Tax/Year:	**$209/2023**	Land:	**$666,900**
Total Sq. Ft.	**1,192**	Neighborhood:	**Ewa Gen Kula Lei**	Total:	**$915,700**
Maint./Assoc.	**$0 / $50**	Flood Zone:	**Zone D - Tool**	Stories / CPR:	**One / No**
Parking:	**3 Car+, Driveway, Garage, Street**	Frontage:	**Golf Course**		
Zoning:	**05 - R-5 Residential District**	View:	**Golf Course, Sunrise, Sunset**		

Public Remarks: This 1-story home in Kula Lei is rarely available and a MUST SEE! Located on Coral Creek Golf Course, you'll enjoy stunning sunrises & sunsets! Just a few homes away from the cul-de-sac, you'll notice the neighborhood is tranquil & quiet. Features of a 2021 whole-home remodel include: new flooring in every room, new kitchen cabinets & countertops, updated light fixtures, new bathroom sinks & vanities and a modern calm paint scheme. BUT that's not all! Recent upgrades are: sliding doors in the primary bedroom to lanai, new water heater, new garbage disposal, total roof replacement and new automatic garage door*. The openness of the living room and dining room makes it feel like you are right on the golf course. The front bedroom has a large bay window with seat/storage bench. Kula Lei is one of the only neighborhoods with a stop light, providing safer access to/across Kapolei Parkway. Nearby: Wai Kai Lagoon (3.2 miles); KaMakana Ali'i Mall w/Foodland Farms (1.8 miles), Laulani Shopping Center w/ Safeway (1.3 miles), Ewa Town Center w/Foodland (1.1 miles), Costco (4.2 miles) and Kapolei Commons w/Target (4.6 miles). Plus beaches, parks and many shops & restaurants. **Sale Conditions:** None **Schools:** Ewa Beach, Ewa Makai, Campbell * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
91-532 Maohaka Place	**$899,999**	3 & 2/0	1,192 | $755	3,750 | $240	42

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
91-532 Maohaka Place	$209 | $0 | $50	$666,900	$248,800	$915,700	98%	1998 & 2021

91-532 Maohaka Place - MLS#: 202407284 - Original price was $885,000 - This 1-story home in Kula Lei is rarely available and a MUST SEE! Located on Coral Creek Golf Course, you'll enjoy stunning sunrises & sunsets! Just a few homes away from the cul-de-sac, you'll notice the neighborhood is tranquil & quiet. Features of a 2021 whole-home remodel include: new flooring in every room, new kitchen cabinets & countertops, updated light fixtures, new bathroom sinks & vanities and a modern calm paint scheme. BUT that's not all! Recent upgrades are: sliding doors in the primary bedroom to lanai, new water heater, new garbage disposal, total roof replacement and new automatic garage door*. The openness of the living room and dining room makes it feel like you are right on the golf course. The front bedroom has a large bay window with seat/storage bench. Kula Lei is one of the only neighborhoods with a stop light, providing safer access to/across Kapolei Parkway. Nearby: Wai Kai Lagoon (3.2 miles); KaMakana Ali'i Mall w/Foodland Farms (1.8 miles), Laulani Shopping Center w/ Safeway (1.3 miles), Ewa Town Center w/Foodland (1.1 miles), Costco (4.2 miles) and Kapolei Commons w/Target (4.6 miles). Plus beaches, parks and many shops & restaurants. **Region:** Ewa Plain **Neighborhood:** Ewa Gen Kula Lei **Condition:** Excellent **Parking:** 3 Car+, Driveway, Garage, Street **Total Parking:** 4 **View:** Golf Course, Sunrise, Sunset **Frontage:** Golf Course **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** Ewa Beach, Ewa Makai, Campbell * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market