

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

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

**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 |
|--------------------------------------|------------------|----------|---------------|---------------|-----|
| <a href="#">91-532 Maohaka Place</a> | <b>\$899,999</b> | 3 & 2/0  | 1,192   \$755 | 3,750   \$240 | 42  |

| Address                              | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|--------------------------------------|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">91-532 Maohaka Place</a> | \$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