

**Kahiku at Mehana 724 Kakala Street Unit 1506, Kapolei 96707 \* Kahiku at Mehana \***

**\$740,000**

|   |   |                                |
|---|---|--------------------------------|
| Beds: <b>2</b>  | MLS#: <b>202408027, FS</b>                        | Year Built: <b>2016</b>        |
| Bath: <b>2/1</b>  | Status: <b>Active Under Contract</b>              | Remodeled:                     |
| Living Sq. Ft.: <b>1,209</b>                                    | List Date & DOM: <b>04-15-2024 &amp; 56</b>       | Total Parking: <b>2</b>        |
| Land Sq. Ft.: <b>0</b>  | Condition: <b>Excellent</b>                       | <a href="#">Assessed Value</a> |
| Lanai Sq. Ft.: <b>56</b>  | Frontage:   | Building: <b>\$454,700</b>     |
| Sq. Ft. Other: <b>0</b>   | Tax/Year: <b>\$211/2023</b>                       | Land: <b>\$270,000</b>         |
| Total Sq. Ft. <b>1,265</b>                                      | Neighborhood: <b>Kapolei-kahiku At Mehana</b>     | Total: <b>\$724,700</b>        |
| Maint./Assoc. <b>\$430 / \$0</b>                                | <a href="#">Flood Zone</a> : <b>Zone D - Tool</b> | Stories / CPR: <b>Two / No</b> |
| Parking: <b>Assigned, Garage, Guest</b>                         | Frontage:   |                                |
| <a href="#">Zoning</a> : <b>17 - AMX-2 Medium Density Apt M</b> | View: <b>None</b>                                 |                                |

**Public Remarks:** \*\* ASSUMABLE VA LOAN @ 3%!!!\*\* (VA BUYERS ONLY) Beautifully upgraded 2 bedroom, 2.5 bathroom townhome with additional assigned parking space adjacent to the finished 1-car garage, all in the desirable and conveniently located Kahiku at Mehana. Move-in ready with newer paint and upgraded ceiling fans, quality LVP flooring throughout the main level, stunning built-in fireplace , built-in bookcase, plantation shutters and upgraded cabinets throughout the home, and custom made screen doors. The kitchen includes newer, upgraded stainless steel appliances and an eat-at kitchen island as well as a dining area. Full-size washer and dryer, split A/Cs, and alarm system included. Fully fenced and hardscaped backyard for zero maintenance or watering and fully fenced grassy front yard as well as covered front porch. Close to the amenities, which include swimming pool with pool house, keiki playground, walking/biking paths, dog park, and public park. Conveniently located close to shopping, restaurants, schools, and access to H-1. Current monthly payment \$3,080 - Current mortgage balance \$619,537 - Loan Serv. Flag Star Bank. TENANT OCCUPIED (lease until August 30th, 2024) **Sale**  
**Conditions:** None **Schools:** [Kapolei](#), [Kapolei](#), [Kapolei](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



| Address                                | Price                     | Bd & Bth | Living / Avg. | Land   Avg. | Lanai | Occ. | FL | DOM |
|--|---------------------------|----------|---------------|-------------|-------|------|----|-----|
| <a href="#">724 Kakala Street 1506</a> | <a href="#">\$740,000</a> | 2 & 2/1  | 1,209   \$612 | 0   \$inf   | 56    | 75%  | 2  | 56  |

| Address                                | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|--|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">724 Kakala Street 1506</a> | \$211   \$430   \$0 | \$270,000     | \$454,700         | \$724,700      | 102%  | 2016 & NA        |

[724 Kakala Street 1506](#) - MLS#: [202408027](#) - \*\* ASSUMABLE VA LOAN @ 3%!!!\*\* (VA BUYERS ONLY) Beautifully upgraded 2 bedroom, 2.5 bathroom townhome with additional assigned parking space adjacent to the finished 1-car garage, all in the desirable and conveniently located Kahiku at Mehana. Move-in ready with newer paint and upgraded ceiling fans, quality LVP flooring throughout the main level, stunning built-in fireplace , built-in bookcase, plantation shutters and upgraded cabinets throughout the home, and custom made screen doors. The kitchen includes newer, upgraded stainless steel appliances and an eat-at kitchen island as well as a dining area. Full-size washer and dryer, split A/Cs, and alarm system included. Fully fenced and hardscaped backyard for zero maintenance or watering and fully fenced grassy front yard as well as covered front porch. Close to the amenities, which include swimming pool with pool house, keiki playground, walking/biking paths, dog park, and public park. Conveniently located close to shopping, restaurants, schools, and access to H-1. Current monthly payment \$3,080 - Current mortgage balance \$619,537 - Loan Serv. Flag Star Bank. TENANT OCCUPIED (lease until August 30th, 2024) **Region:** Ewa Plain **Neighborhood:** Kapolei-kahiku At Mehana **Condition:** Excellent **Parking:** Assigned, Garage, Guest **Total Parking:** 2 **View:** None **Frontage:** **Pool:** **Zoning:** 17 - AMX-2 Medium Density Apt M **Sale**  
**Conditions:** None **Schools:** [Kapolei](#), [Kapolei](#), [Kapolei](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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