

**Malina At Koa Ridge PH I 94-1180 Alaea Street Unit 602, Waipahu 96797 \* Malina At Koa Ridge PH I \* \$422,044**

Beds: <b>1</b>	MLS#: <b>202408346, FS</b>	Year Built: <b>2021</b>
Bath: <b>1/0</b>	Status: <b>Active Under Contract</b>	Remodeled:
Living Sq. Ft.: <b>535</b>	List Date & DOM: <b>04-16-2024 &amp; 21</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>73</b>	Frontage:	Building: <b>\$318,500</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$108/2023</b>	Land: <b>\$192,400</b>
Total Sq. Ft. <b>608</b>	Neighborhood: <b>Koa Ridge</b>	Total: <b>\$510,900</b>
Maint./Assoc. <b>\$246 / \$71</b>	<a href="#">Flood Zone</a> : <b>Zone D - Tool</b>	Stories / CPR: / <b>No</b>
Parking: <b>Assigned, Guest, Open - 2</b>	Frontage:	
<a href="#">Zoning</a> : <b>12 - A-2 Medium Density Apartme</b>	View: <b>None</b>	

**Public Remarks:** Welcome to Malina at Koa Ridge! This charming ground floor townhome offers the perfect blend of comfort and convenience. Boasting 1 bedroom, 1 bath, & 2 assigned parking with a fenced-in courtyard, this unit provides a cozy retreat within the vibrant Koa Ridge community. Conveniently located near Costco and H2, this unit offers easy access to amenities and transportation. \*Please note that buyers must qualify for the Department of Planning & Permitting (DPP) affordable housing program. This unit is available to households earning up to 120 percent of the AMI, subject to approval by the DPP. Per Chapter 3 of our 2010 AH Rules, buyers must agree to occupancy from November 10, 2021, through November 10, 2031. Showings only to buyers with lender certification of eligibility. **\*\*ALSO, SALE WILL BE SUBJECT TO PROBATE APPROVAL. Sale Conditions:** Probate **Schools:** [Lehua](#), [Highlands](#), [Pearl City](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	Lanai	Occ.	FL	DOM
<a href="#">94-1180 Alaea Street 602</a>	<a href="#">\$422,044</a>	1 & 1/0	535   \$789	0   \$inf	73	99%	1	21

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">94-1180 Alaea Street 602</a>	\$108   \$246   \$71	\$192,400	\$318,500	\$510,900	83%	2021 & NA

[94-1180 Alaea Street 602](#) - MLS#: [202408346](#) - Welcome to Malina at Koa Ridge! This charming ground floor townhome offers the perfect blend of comfort and convenience. Boasting 1 bedroom, 1 bath, & 2 assigned parking with a fenced-in courtyard, this unit provides a cozy retreat within the vibrant Koa Ridge community. Conveniently located near Costco and H2, this unit offers easy access to amenities and transportation. \*Please note that buyers must qualify for the Department of Planning & Permitting (DPP) affordable housing program. This unit is available to households earning up to 120 percent of the AMI, subject to approval by the DPP. Per Chapter 3 of our 2010 AH Rules, buyers must agree to occupancy from November 10, 2021, through November 10, 2031. Showings only to buyers with lender certification of eligibility. **\*\*ALSO, SALE WILL BE SUBJECT TO PROBATE APPROVAL. Region:** Waipahu **Neighborhood:** Koa Ridge **Condition:** Excellent **Parking:** Assigned, Guest, Open - 2 **Total Parking:** 2 **View:** None **Frontage:** **Pool:** **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** Probate **Schools:** [Lehua](#), [Highlands](#), [Pearl City](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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