

**91-1101 Franklin D Roosevelt Avenue Unit 103, Kapolei 96707 \* \* \$929,000**

Beds: <b>3</b>	MLS#: <b>202408631, FS</b>	Year Built: <b>2024</b>
Bath: <b>2/1</b>	Status: <b>Active</b>	Remodeled:
Living Sq. Ft.: <b>1,508</b>	List Date & DOM: <b>04-19-2024 &amp; 73</b>	Total Parking: <b>2</b>
Land Sq. Ft.: <b>472,915</b>	Condition: <b>Excellent</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>0</b>	Frontage:	Building: <b>\$0</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$0/0</b>	Land: <b>\$0</b>
Total Sq. Ft. <b>1,508</b>	Neighborhood: <b>Ag-indl-navy</b>	Total: <b>\$0</b>
Maint./Assoc. <b>\$245 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone D - Tool</b>	Stories / CPR: <b>Two / Yes</b>
Parking: <b>2 Car</b>	Frontage:	
<a href="#">Zoning</a> : <b>12 - A-2 Medium Density Apartme</b>	View: <b>Other</b>	

**Public Remarks:** Own one of these brand new 3 bdrm, 2.5 bath homes in the new Ka'ulu by Gentry with good size lofts, 9" ceilings, designer soft-close cabinets; luxury vinyl planks & plush carpeting with your choice to upgrade flooring, Corian or Quartz countertops & many more. These contemporary, open floor plans & newly constructed quality homes offer energy saving features such as: spray foam insulation, central air - high efficiency rated SEER2 (16+)certified; low-E impact-resistant vinyl windows; 80 gallon solar water heating system; digital thermostat; LED lighting package; insulated roll-up garage door; (EV)electric vehicle ready; energy star appliances. Fabulous location, close to beaches, shopping, entertainment, restaurants, entrance to the freeway & much more. \*\*Seller is offering a 3% credit of the Base sales price towards Buyers' closing costs & interest rate buy downs. \*\* This is a Plan 1 - Aukai model. Photos are of the model home and not the actual unit. Please come and see for yourself our 8 beautiful model homes (3 condominium single family homes and townhouses) for you to preview & enjoy! Model homes open daily from 10am-5pm except Mondays, 12noon-5pm. **Sale Conditions:** None **Schools:** [Barbers Point, 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="#">91-1101 Franklin D Roosevelt Avenue 103</a>	<b>\$929,000</b>	3 & 2/1	1,508   \$616	472,915   \$2	0	0%	0	73

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">91-1101 Franklin D Roosevelt Avenue 103</a>	\$0   \$245   \$0	\$0	\$0	\$0	inf%	2024 & NA

[91-1101 Franklin D Roosevelt Avenue 103](#) - MLS#: [202408631](#) - Own one of these brand new 3 bdrm, 2.5 bath homes in the new Ka'ulu by Gentry with good size lofts, 9" ceilings, designer soft-close cabinets; luxury vinyl planks & plush carpeting with your choice to upgrade flooring, Corian or Quartz countertops & many more. These contemporary, open floor plans & newly constructed quality homes offer energy saving features such as: spray foam insulation, central air - high efficiency rated SEER2 (16+)certified; low-E impact-resistant vinyl windows; 80 gallon solar water heating system; digital thermostat; LED lighting package; insulated roll-up garage door; (EV)electric vehicle ready; energy star appliances. Fabulous location, close to beaches, shopping, entertainment, restaurants, entrance to the freeway & much more. \*\*Seller is offering a 3% credit of the Base sales price towards Buyers' closing costs & interest rate buy downs. \*\* This is a Plan 1 - Aukai model. Photos are of the model home and not the actual unit. Please come and see for yourself our 8 beautiful model homes (3 condominium single family homes and townhouses) for you to preview & enjoy! Model homes open daily from 10am-5pm except Mondays, 12noon-5pm. **Region:** Ewa Plain **Neighborhood:** Ag-indl-navy **Condition:** Excellent **Parking:** 2 Car **Total Parking:** 2 **View:** Other **Frontage:** **Pool:** None **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** [Barbers Point, Kapolei, Kapolei](#) \* [Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info](#)

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