Kaholo Hale 94-337 Anania Drive Unit 9, Mililani 96789 * $750,000

Beds:	**4**	MLS#:	**202409278, FS**	Year Built:	**1974**
Bath:	**2/1**	Status:	**Active Under Contract**	Remodeled:	
Living Sq. Ft.:	**1,452**	List Date & DOM:	**04-30-2024** & **35**	Total Parking:	**2**
Land Sq. Ft.:	**2,354**	Condition:	**Above Average**	Assessed Value	
Lanai Sq. Ft.:	**239**	Frontage:		Building:	**$247,800**
Sq. Ft. Other:	**0**	Tax/Year:	**$185/2023**	Land:	**$487,500**
Total Sq. Ft.	**1,691**	Neighborhood:	**Mililani Area**	Total:	**$735,300**
Maint./Assoc.	**$660 / $49**	Flood Zone:	**Zone D - Tool**	Stories / CPR:	**Two / No**
Parking:	**Assigned, Carport, Covered - 1, Open - 1**	Frontage:			
Zoning:	**05 - R-5 Residential District**	View:	**Mountain**		

Public Remarks: Hurry this one won't last long. Rarely available corner unit 4 bedroom, 2.5 bath, 2-story townhome in the sought after community of Kaholo Hale. Enjoy the large and private fully fenced front and side yard space with low maintenance synthetic turf. An additional rear lanai area with concrete and a gate to the open common area. Features a renovated kitchen with granite countertops, large sink and newer appliances with 2 split system AC units. Spacious living room and dining area, ideal for entertainment. Large primary bedroom features a private lanai. This townhome is so large that it feels like a single-family home. One covered carport parking with exterior storage and one open parking immediately in front of the unit. Short distance to Rec Center 2 with heated lap pool and rec area, as well as to Mililani Uka Elementary. Close to shopping, recreation centers, pools, parks, golfing and military bases. 3D VIRTUAL TOUR AVAILABLE. **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
94-337 Anania Drive 9	$750,000	4 & 2/1	1,452 | $517	2,354 | $319	35

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
94-337 Anania Drive 9	$185 | $660 | $49	$487,500	$247,800	$735,300	102%	1974 & NA

94-337 Anania Drive 9 - MLS#: 202409278 - Hurry this one won't last long. Rarely available corner unit 4 bedroom, 2.5 bath, 2-story townhome in the sought after community of Kaholo Hale. Enjoy the large and private fully fenced front and side yard space with low maintenance synthetic turf. An additional rear lanai area with concrete and a gate to the open common area. Features a renovated kitchen with granite countertops, large sink and newer appliances with 2 split system AC units. Spacious living room and dining area, ideal for entertainment. Large primary bedroom features a private lanai. This townhome is so large that it feels like a single-family home. One covered carport parking with exterior storage and one open parking immediately in front of the unit. Short distance to Rec Center 2 with heated lap pool and rec area, as well as to Mililani Uka Elementary. Close to shopping, recreation centers, pools, parks, golfing and military bases. 3D VIRTUAL TOUR AVAILABLE. **Region:** Central **Neighborhood:** Mililani Area **Condition:** Above Average **Parking:** Assigned, Carport, Covered - 1, Open - 1 **Total Parking:** 2 **View:** Mountain **Frontage: Pool: Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market