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 - <u>Tool</u>** 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		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