

Nob Hill 4 94-1480 Lanikuhana Avenue Unit 524, Mililani 96789 * Nob Hill 4 * \$539,900 *

Originally \$549,000

Bed: 2	MLS#: 202411004, FS	Year Built: 1975
Bath: 1/1	Status: Active	Remodeled:
Living Sq. Ft.: 813	List Date & DOM: 05-10-2024 & 68	Total Parking: 1
Land Sq. Ft.: 476,677	Condition: Excellent	Assessed Value
Lanai Sq. Ft.: 84	Frontage: Other	Building: \$142,600
Sq. Ft. Other: 0	Tax/Year: \$129/2024	Land: \$360,900
Total Sq. Ft. 897	Neighborhood: Mililani Area	Total: \$503,500
Maint./Assoc. \$487 / \$48	Flood Zone : Zone D - Tool	Stories / CPR: Two / No
Parking: Assigned, Guest, Open - 1, Other	Frontage: Other	
Zoning : 12 - A-2 Medium Density Apartme	View: Other	

Public Remarks: Discover your home haven nestled in Mililani, Hawaii. This meticulously maintained, and extremely clean residence located on Lanikuhana Avenue offers a blend of comfort and island living. The functional kitchen offers a well-designed space with stainless steel appliances, dishwasher, built-in kitchen counter, and garbage disposal. Owner installed 3 new Daikin Multiport Split AC units in 2022 last serviced on 4/05/2024. Pocket sliding door installed for downstairs bathroom to maximize space. New Samsung washer and dryer (2024). New bathroom sinks, vanities, and lights (2023). New rear patio sliding glass door & front security screen door (DEC 2023). New washer valves, P-trap, and washer box (2024). Owner installed pull down stairs to easily access additional attic storage space. Step outside into a fenced backyard with a patio area. Super convenient location allows easy access to Highway H2 as well as local shopping, dining, parks, and well-known schools. Mililani Town Center is .4 mies away. Call now, residence is MOVE-IN READY! **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
94-1480 Lanikuhana Avenue 524	\$539,900	2 & 1/1	813 \$664	476,677 \$1	84	65%	1	68

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
94-1480 Lanikuhana Avenue 524	\$129 \$487 \$48	\$360,900	\$142,600	\$503,500	107%	1975 & NA

[94-1480 Lanikuhana Avenue 524](#) - MLS#: [202411004](#) - Original price was \$549,000 - Discover your home haven nestled in Mililani, Hawaii. This meticulously maintained, and extremely clean residence located on Lanikuhana Avenue offers a blend of comfort and island living. The functional kitchen offers a well-designed space with stainless steel appliances, dishwasher, built-in kitchen counter, and garbage disposal. Owner installed 3 new Daikin Multiport Split AC units in 2022 last serviced on 4/05/2024. Pocket sliding door installed for downstairs bathroom to maximize space. New Samsung washer and dryer (2024). New bathroom sinks, vanities, and lights (2023). New rear patio sliding glass door & front security screen door (DEC 2023). New washer valves, P-trap, and washer box (2024). Owner installed pull down stairs to easily access additional attic storage space. Step outside into a fenced backyard with a patio area. Super convenient location allows easy access to Highway H2 as well as local shopping, dining, parks, and well-known schools. Mililani Town Center is .4 mies away. Call now, residence is MOVE-IN READY! **Region:** Central **Neighborhood:** Mililani Area **Condition:** Excellent **Parking:** Assigned, Guest, Open - 1, Other **Total Parking:** 1 **View:** Other **Frontage:** Other **Pool:** **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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