

**94-1103 Halelaukoa Drive, Waipahu 96797 \* \$1,550,000**

Beds: <b>4</b>	MLS#: <b>202411362, FS</b>	Year Built: <b>2020</b>
Bath: <b>3/1</b>	Status: <b>Active Under Contract</b>	Remodeled:
Living Sq. Ft.: <b>2,351</b>	List Date & DOM: <b>05-21-2024 &amp; 16</b>	Total Parking: <b>2</b>
Land Sq. Ft.: <b>4,400</b>	Condition: <b>Excellent</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>288</b>	Frontage:	Building: <b>\$537,700</b>
Sq. Ft. Other: <b>96</b>	Tax/Year: <b>\$315/2024</b>	Land: <b>\$645,100</b>
Total Sq. Ft. <b>2,735</b>	Neighborhood: <b>Koa Ridge</b>	Total: <b>\$1,182,800</b>
Maint./Assoc. <b>\$50 / \$72</b>	<a href="#">Flood Zone</a> : <b>Zone D - Tool</b>	Stories / CPR: <b>Two / Yes</b>
Parking: <b>2 Car, Driveway, Garage, Street</b>	Frontage:	
<a href="#">Zoning</a> : <b>12 - A-2 Medium Density Apartme</b>	View: <b>Other</b>	

**Public Remarks:** Rare opportunity to purchase a highly coveted Nanea Craftsman Plan F in the “Surban” master planned community of Koa Ridge. The largest of all Nanea floorplans, this home offers generous spaces with 4 bedrooms, 3.5 bathrooms & a finished 2 car garage. Vaulted ceilings immediately greet you as you enter the living room which flows into the well appointed kitchen with freestanding island adjacent to a great room that leads to sliders that open up to a covered lanai perfect for entertaining. One of two primary suites, extra storage & a powder room round up the first level. The second of 2 primary suites, 2 additional bedrooms, the 3rd full bathroom, family room & convenient indoor laundry make up the 2nd level. Better than new, this home boasts over \$200k in upgrades including 14 owned PV panels w/Tesla Powerwalls, an extended covered back lanai, CMU walls & concrete sidewalks, landscape & irrigation, custom walk-in closet systems & much more. This plan was the first to sell out in the current release & only (2) of these models will be available in the next release in late 2024. Nanea III/IV release dates won't be until Summer 2025/2026, so this is a chance you don't want to miss! **Sale**

**Conditions:** None **Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	DOM
<a href="#">94-1103 Halelaukoa Drive</a>	\$1,550,000	4 & 3/1	2,351   \$659	4,400   \$352	16

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">94-1103 Halelaukoa Drive</a>	\$315   \$50   \$72	\$645,100	\$537,700	\$1,182,800	131%	2020 & NA

[94-1103 Halelaukoa Drive](#) - MLS#: [202411362](#) - Rare opportunity to purchase a highly coveted Nanea Craftsman Plan F in the “Surban” master planned community of Koa Ridge. The largest of all Nanea floorplans, this home offers generous spaces with 4 bedrooms, 3.5 bathrooms & a finished 2 car garage. Vaulted ceilings immediately greet you as you enter the living room which flows into the well appointed kitchen with freestanding island adjacent to a great room that leads to sliders that open up to a covered lanai perfect for entertaining. One of two primary suites, extra storage & a powder room round up the first level. The second of 2 primary suites, 2 additional bedrooms, the 3rd full bathroom, family room & convenient indoor laundry make up the 2nd level. Better than new, this home boasts over \$200k in upgrades including 14 owned PV panels w/Tesla Powerwalls, an extended covered back lanai, CMU walls & concrete sidewalks, landscape & irrigation, custom walk-in closet systems & much more. This plan was the first to sell out in the current release & only (2) of these models will be available in the next release in late 2024. Nanea III/IV release dates won't be until Summer 2025/2026, so this is a chance you don't want to miss! **Region:** Waipahu **Neighborhood:** Koa Ridge **Condition:** Excellent **Parking:** 2 Car, Driveway, Garage, Street **Total Parking:** 2 **View:** Other **Frontage:** **Pool:** None **Zoning:** 12 - A-2 Medium Density Apartme **Sale**

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DOM = Days on Market