98-595 Nohoalii Street, Aiea 96701 * $1,595,000

Beds:	**4**	MLS#:	**202411914, FS**	Year Built:	**1984**
Bath:	**4/0**	Status:	**Active Under Contract**	Remodeled:	**2024**
Living Sq. Ft.:	**3,958**	List Date & DOM:	**05-24-2024** & **15**	Total Parking:	**4**
Land Sq. Ft.:	**9,026**	Condition:	**Above Average**	Assessed Value	
Lanai Sq. Ft.:	**196**	Frontage:		Building:	**$733,600**
Sq. Ft. Other:	**704**	Tax/Year:	**$1,090/2023**	Land:	**$1,063,200**
Total Sq. Ft.	**4,858**	Neighborhood:	**Royal Summit**	Total:	**$1,796,800**
Maint./Assoc.	**$0 / $45**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**Two / No**
Parking:	**3 Car+, Carport, Garage**	Frontage:			
Zoning:	**05 - R-5 Residential District**	View:	**Sunset**		

Public Remarks: Rare find in Royal Summit! This 4/4 house is located on a corner lot with two driveways! Nearly 4,000 sf of living area, this house has vaulted ceilings in the living room, family room, and primary bedroom and bathroom, a 2 car garage, 4 car carport, additional parking in the two driveways, 2 covered lanais, and views of Pearl Harbor and the Waianae Mountain range. Upstairs is the primary living area starting with the large living room and wet bar, separate dining room, kitchen, family room, laundry room, 3 bedrooms, and 2 baths. There is also a small office just off of the primary bedroom, perfect for working at home. Downstairs has a large family room, kitchen, bedroom, and bathroom. The two car garage has an unpermitted full bath. The number of bedrooms do not match the City and County records. Upstairs has new vinyl plank flooring (except in the kitchen and bathrooms), new dishwasher, and new disposal. Property is being sold "As Is". **Sale Conditions:** None **Schools:** Pearl Ridge, Aiea, Aiea * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
98-595 Nohoalii Street	$1,595,000	4 & 4/0	3,958 | $403	9,026 | $177	15

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
98-595 Nohoalii Street	$1,090 | $0 | $45	$1,063,200	$733,600	$1,796,800	89%	1984 & 2024

98-595 Nohoalii Street - MLS#: 202411914 - Rare find in Royal Summit! This 4/4 house is located on a corner lot with two driveways! Nearly 4,000 sf of living area, this house has vaulted ceilings in the living room, family room, and primary bedroom and bathroom, a 2 car garage, 4 car carport, additional parking in the two driveways, 2 covered lanais, and views of Pearl Harbor and the Waianae Mountain range. Upstairs is the primary living area starting with the large living room and wet bar, separate dining room, kitchen, family room, laundry room, 3 bedrooms, and 2 baths. There is also a small office just off of the primary bedroom, perfect for working at home. Downstairs has a large family room, kitchen, bedroom, and bathroom. The two car garage has an unpermitted full bath. The number of bedrooms do not match the City and County records. Upstairs has new vinyl plank flooring (except in the kitchen and bathrooms), new dishwasher, and new disposal. Property is being sold "As Is". **Region:** Pearl City **Neighborhood:** Royal Summit **Condition:** Above Average **Parking:** 3 Car+, Carport, Garage **Total Parking:** 4 **View:** Sunset **Frontage: Pool:** Community Association Pool **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** Pearl Ridge, Aiea, Aiea * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market