95-310 Kaaona Place, Mililani 96789 * $1,200,000 * Originally $1,138,000

Beds:	**4**	MLS#:	**202412304, FS**	Year Built:	**1969**
Bath:	**2/0**	Status:	**Active Under Contract**	Remodeled:	
Living Sq. Ft.:	**1,902**	List Date & DOM:	**06-04-2024** & **4**	Total Parking:	**2**
Land Sq. Ft.:	**6,419**	Condition:	**Above Average**	Assessed Value	
Lanai Sq. Ft.:	**0**	Frontage:		Building:	**$157,100**
Sq. Ft. Other:	**642**	Tax/Year:	**$293/2023**	Land:	**$856,800**
Total Sq. Ft.	**2,544**	Neighborhood:	**Mililani Area**	Total:	**$1,013,900**
Maint./Assoc.	**$0 / $0**	Flood Zone:	**Zone D - Tool**	Stories / CPR:	**One / No**
Parking:	**2 Car, Carport, Driveway**	Frontage:			
Zoning:	**05 - R-5 Residential District**	View:	**Garden**		

Public Remarks: This tastefully upgraded Mililani home is versatile and in an excellent location! Renovated in 2020, the beautiful home features an updated kitchen and appliances, fresh, bright bathrooms, windows, roof and flooring. Each room in the 4 bedroom, 2 bathroom home is versatile and spacious, with excellent storage options. Enormous lanai with endless possibilities including plans and permits to build a 2 bed,1 bathroom addition. Or leave it as living space and add a home gym and still entertain all your friends! The large fenced-in backyard has space for gardens, pets and kids to play. Nestled in a quiet cul-de-sac, and surrounded by friendly neighbors, this home is near everything you need.Bus pick up for middle school is right around the corner, as is Mililani High School, which is within walking distance for school and football games in the fall. Mililani town center, shopping, gas stations and restaurants just a 1-2 minute drive away. Fresh produce from Mililani Farmers market Sunday mornings. Rec center pool and tennis courts are just blocks away, and Schofield Barracks and Wheeler are close by making this an excellent location for military buyers. Bedrooms don't match tax records. **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
95-310 Kaaona Place	**$1,200,000**	4 & 2/0	1,902 | $631	6,419 | $187	4

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
95-310 Kaaona Place	$293 | $0 | $0	$856,800	$157,100	$1,013,900	118%	1969 & NA

95-310 Kaaona Place - MLS#: 202412304 - Original price was $1,138,000 - This tastefully upgraded Mililani home is versatile and in an excellent location! Renovated in 2020, the beautiful home features an updated kitchen and appliances, fresh, bright bathrooms, windows, roof and flooring. Each room in the 4 bedroom, 2 bathroom home is versatile and spacious, with excellent storage options. Enormous lanai with endless possibilities including plans and permits to build a 2 bed,1 bathroom addition. Or leave it as living space and add a home gym and still entertain all your friends! The large fenced-in backyard has space for gardens, pets and kids to play. Nestled in a quiet cul-de-sac, and surrounded by friendly neighbors, this home is near everything you need.Bus pick up for middle school is right around the corner, as is Mililani High School, which is within walking distance for school and football games in the fall. Mililani town center, shopping, gas stations and restaurants just a 1-2 minute drive away. Fresh produce from Mililani Farmers market Sunday mornings. Rec center pool and tennis courts are just blocks away, and Schofield Barracks and Wheeler are close by making this an excellent location for military buyers. Bedrooms don't match tax records. **Region:** Central **Neighborhood:** Mililani Area **Condition:** Above Average **Parking:** 2 Car, Carport, Driveway **Total Parking:** 2 **View:** Garden **Frontage: Pool:** Community Association 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