Kuapa Isle 301 Opihikao Place Unit 472, Honolulu 96825 * Kuapa Isle * $1,300,000

Beds:	**3**	MLS#:	**202412561, FS**	Year Built:	**1970**
Bath:	**2/0**	Status:	**Active Under Contract**	Remodeled:	**2024**
Living Sq. Ft.:	**1,164**	List Date & DOM:	**06-04-2024** & **7**	Total Parking:	**2**
Land Sq. Ft.:	**1,114,352**	Condition:	**Above Average**	Assessed Value	
Lanai Sq. Ft.:	**400**	Frontage:	**Marina**	Building:	**$737,200**
Sq. Ft. Other:	**0**	Tax/Year:	**$484/2023**	Land:	**$421,300**
Total Sq. Ft.	**1,564**	Neighborhood:	**West Marina**	Total:	**$1,158,500**
Maint./Assoc.	**$975 / $0**	Flood Zone:	**Zone AE - Tool**	Stories / CPR:	**One / No**
Parking:	**Assigned, Carport, Covered - 2, Guest, Secured Entry**	Frontage:	**Marina**		
Zoning:	**05 - R-5 Residential District**	View:	**Marina/Canal, Mountain**		

Public Remarks: Kuapa Isle is one of Honolulu's premier marina-front townhome communities. Enjoy life on the ocean with this rarely available, marina-front 3-bedroom, 2-bath residence that includes a deeded boat dock for your water activities. Inside you'll find a well-maintained home that shows beautifully, with an open-concept main living area, large covered lanai overlooking the marina, and recent upgrades including new flooring and fresh paint throughout. A thoughtful floor plan places the 3 bedrooms opposite of the primary living areas for added privacy. The primary bedroom suite includes its own private sun lanai and resort-style bathroom, adding an additional touch of luxury. This well-managed community offers a large swimming pool, basketball courts, dog parks, a boat launch and boat parking, club house, and more. Minutes from Hawaii Kai Town Center, easy access to Kalanianaole Hwy & more, a casual & relaxing island lifestyle awaits at Kuapa Isle #472! **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
301 Opihikao Place 472	$1,300,000	3 & 2/0	1,164 | $1,117	1,114,352 | $1	400	73%	1	7

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
301 Opihikao Place 472	$484 | $975 | $0	$421,300	$737,200	$1,158,500	112%	1970 & 2024

301 Opihikao Place 472 - MLS#: 202412561 - Kuapa Isle is one of Honolulu's premier marina-front townhome communities. Enjoy life on the ocean with this rarely available, marina-front 3-bedroom, 2-bath residence that includes a deeded boat dock for your water activities. Inside you'll find a well-maintained home that shows beautifully, with an open-concept main living area, large covered lanai overlooking the marina, and recent upgrades including new flooring and fresh paint throughout. A thoughtful floor plan places the 3 bedrooms opposite of the primary living areas for added privacy. The primary bedroom suite includes its own private sun lanai and resort-style bathroom, adding an additional touch of luxury. This well-managed community offers a large swimming pool, basketball courts, dog parks, a boat launch and boat parking, club house, and more. Minutes from Hawaii Kai Town Center, easy access to Kalanianaole Hwy & more, a casual & relaxing island lifestyle awaits at Kuapa Isle #472! **Region:** Hawaii Kai **Neighborhood:** West Marina **Condition:** Above Average **Parking:** Assigned, Carport, Covered - 2, Guest, Secured Entry **Total Parking:** 2 **View:** Marina/Canal, Mountain **Frontage:** Marina **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, Occ. = Occupancy, FL = Floor Number