95-1028 Aoakua Street, Mililani 96789 * $1,350,000

Beds:	**3**	MLS#:	**202413866, FS**	Year Built:	**1993**
Bath:	**2/1**	Status:	**Active Under Contract**	Remodeled:	
Living Sq. Ft.:	**2,043**	List Date & DOM:	**06-12-2024** & **6**	Total Parking:	**4**
Land Sq. Ft.:	**5,980**	Condition:	**Excellent, Above Average**	Assessed Value	
Lanai Sq. Ft.:	**0**	Frontage:		Building:	**$342,600**
Sq. Ft. Other:	**0**	Tax/Year:	**$316/2023**	Land:	**$939,800**
Total Sq. Ft.	**2,043**	Neighborhood:	**Mililani Mauka**	Total:	**$1,282,400**
Maint./Assoc.	**$0 / $48**	Flood Zone:	**Zone D - Tool**	Stories / CPR:	**Two / No**
Parking:	**3 Car+, Driveway, Garage, Street**	Frontage:			
Zoning:	**05 - R-5 Residential District**	View:	**None**		

Public Remarks: Welcome home to this rarely available 3 bedroom 2.5 bathroom in highly sought after Mililani Mauka. This Pacific Traditions is turn key ready and offers Hawaii living at its finest. Located inside a quiet neighborhood on 5,980 sq ft land. From the manicured front yard with charming curb appeal to the slightly terraced backyard, this lot size has so much to offer. Inside you are welcomed by large windows, high vaulted ceilings and fresh interior paint throughout. Life-proof Seasoned Wood Vinyl Flooring in the downstairs area. The large kitchen has an open concept Acacia Butcher Block Countertops, upgraded kitchen appliances 2021. More upgrades like washer/dryer 2022, recessed front living room lighting 2023, upgraded guest bathroom, upgraded blinds downstairs and in 2nd bedroom upstairs, 3 new ceiling fans, 2018 new AC in the primary, Owned 22 PV system with Batteries, avg bill $44 in last 6 months!17 x LG360 watt panels 5 x LG 370 watt panels 19.5kWh Eguana battery, installed 2018/2019. The primary room us located on the bottom floor with walk in closet and ensuite. Upstairs you will find 2 more rooms, full bath and a loft area, great for bonus space or covert to a 4th bedroom. **Sale Conditions:** None **Schools:** Mililani Mauka, Mililani, Mililani * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
95-1028 Aoakua Street	$1,350,000	3 & 2/1	2,043 | $661	5,980 | $226	6

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
95-1028 Aoakua Street	$316 | $0 | $48	$939,800	$342,600	$1,282,400	105%	1993 & NA

95-1028 Aoakua Street - MLS#: 202413866 - Welcome home to this rarely available 3 bedroom 2.5 bathroom in highly sought after Mililani Mauka. This Pacific Traditions is turn key ready and offers Hawaii living at its finest. Located inside a quiet neighborhood on 5,980 sq ft land. From the manicured front yard with charming curb appeal to the slightly terraced backyard, this lot size has so much to offer. Inside you are welcomed by large windows, high vaulted ceilings and fresh interior paint throughout. Life-proof Seasoned Wood Vinyl Flooring in the downstairs area. The large kitchen has an open concept Acacia Butcher Block Countertops, upgraded kitchen appliances 2021. More upgrades like washer/dryer 2022, recessed front living room lighting 2023, upgraded guest bathroom, upgraded blinds downstairs and in 2nd bedroom upstairs, 3 new ceiling fans, 2018 new AC in the primary, Owned 22 PV system with Batteries, avg bill $44 in last 6 months!17 x LG360 watt panels 5 x LG 370 watt panels 19.5kWh Eguana battery, installed 2018/2019. The primary room us located on the bottom floor with walk in closet and ensuite. Upstairs you will find 2 more rooms, full bath and a loft area, great for bonus space or covert to a 4th bedroom. **Region:** Central **Neighborhood:** Mililani Mauka **Condition:** Excellent, Above Average **Parking:** 3 Car+, Driveway, Garage, Street **Total Parking:** 4 **View:** None **Frontage: Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** Mililani Mauka, Mililani, Mililani * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market