## 830 Kokoloea Place, Wahiawa 96786 * * $1,100,000

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|---|---|---|---|---|---|
| Beds: | **4** | MLS#: | **202414225, FS** | Year Built: | **1963** |
| Bath: | **4/0** | Status: | **Active Under Contract** | Remodeled: | **1968** |
| Living Sq. Ft.: | **1,960** | List Date & DOM: | **06-17-2024** & **10** | Total Parking: | **4** |
| Land Sq. Ft.: | **6,030** | Condition: | **Above Average** | Assessed Value | |
| Lanai Sq. Ft.: | **0** | Frontage: | **Other** | Building: | **$310,300** |
| Sq. Ft. Other: | **0** | Tax/Year: | **$224/2024** | Land: | **$561,500** |
| Total Sq. Ft. | **1,960** | Neighborhood: | **Wilikina** | Total: | **$871,800** |
| Maint./Assoc. | **$0 / $0** | Flood Zone: | **Zone D - Tool** | Stories / CPR: | **One / No** |
| Parking: | **3 Car+** | Frontage: | **Other** | | |
| Zoning: | **05 - R-5 Residential District** | View: | **None** | | |

**Public Remarks:** Welcome to The Knolls at Kokoloea! Great for investment or live in one unit and rent the other 3 units. 2 duplexes, a total of 4 units. Each unit has 1-bedroom/1-bath and 1 parking stall with private courtyards in a nicely landscaped private street. There are 4 electric meters. Although listed as 830 Kokoloea, note there are 4 mailing addresses, 830, 830A, 832 and 832A. These are 2 legal non-conforming duplexes zoned R-5. Although city address is Wahiawa, note this area is located on a knoll adjacent to Schofield Barracks on a nicely landscaped private street. Great small community of homes tucked away in this tropical oasis. **Sale Conditions:** None **Schools:** Daniel K. Inouye, Wheeler, Leilehua * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

| Address | Price | Bd & Bth | Living / Avg. | Land \| Avg. | Lanai | Occ. | FL | DOM |
|---|---|---|---|---|---|---|---|---|
| 830 Kokoloea Place | $1,100,000 | 4 & 4/0 | 1,960 \| $561 | 6,030 \| $182 | 0 | 0% | 0 | 10 |

| Address | Tax \| Maint. \| Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|---|---|---|---|---|---|---|
| 830 Kokoloea Place | $224 \| $0 \| $0 | $561,500 | $310,300 | $871,800 | 126% | 1963 & 1968 |

830 Kokoloea Place - MLS#: 202414225 - Welcome to The Knolls at Kokoloea! Great for investment or live in one unit and rent the other 3 units. 2 duplexes, a total of 4 units. Each unit has 1-bedroom/1-bath and 1 parking stall with private courtyards in a nicely landscaped private street. There are 4 electric meters. Although listed as 830 Kokoloea, note there are 4 mailing addresses, 830, 830A, 832 and 832A. These are 2 legal non-conforming duplexes zoned R-5. Although city address is Wahiawa, note this area is located on a knoll adjacent to Schofield Barracks on a nicely landscaped private street. Great small community of homes tucked away in this tropical oasis. **Region:** Central **Neighborhood:** Wilikina **Condition:** Above Average **Parking:** 3 Car+ **Total Parking:** 4 **View:** None **Frontage:** Other **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** Daniel K. Inouye, Wheeler, Leilehua * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number