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

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.	DOM
830 Kokoloea Place	$1,100,000	4 & 4/0	1,960 | $561	6,030 | $182	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