91-1427 Kaikohola Street Unit D122, Ewa Beach 96706 * \$1,044,000

Beds: 4 MLS#: 202414360, FS Year Built: 2014 Bath: 2/1 Status: Active Remodeled: Living Sq. Ft.: **1,700** List Date & DOM: 06-26-2024 & 21 Total Parking: 2 <u>Assessed Value</u> Land Sq. Ft.: 5,027 Condition: Excellent Lanai Sg. Ft.: 105 Frontage: Other Building: \$277,300 Sq. Ft. Other: 77 Tax/Year: \$121/2024 Land: \$750,400 Total Sq. Ft. 1,882 Neighborhood: Hoakalei-kipuka Total: \$1,027,700 Stories / CPR: Two / Yes Maint./Assoc. \$465 / \$40 Flood Zone: Zone D - Tool

Parking: 2 Car Frontage: Other

Zoning: 05 - R-5 Residential District View: Garden

Public Remarks: ** Seller to offer \$6,000 credit to Buyers closing costs!** Resort living at its finest! Welcome to Kipuka, one of the rare GATED communities in Ewa Beach offering you extra privacy. This lovingly cared for, immaculate home is move in ready and shows Pride in Ownership. Quartz kitchen and island countertops, porcelain tile, upgraded berber carpet, stainless steel appliances, new central air (1 yr.). The open floor plan is very inviting and perfect for entertaining. The spacious primary bedroom is on the main level off the living room and kitchen for added convenience and privacy. HOA fees include common area maintenance, water, sewer, trash and bulk cable/internet/phone package. Solar water heater as well as 17 OWNED photovoltaic panels keeps those energy bills at base minimum. A water softening system is included. EV ready. Pet friendly community (verify). Community amenities include pool & hottub, BBQ areas, a toddler park. Enjoy both the public and private Wai Kai lagoon areas close by, with fun outdoor recreation activities. Close proximity to shopping, dining, beaches. **Sale Conditions:** None **Schools:** Ewa Beach, Ewa Makai, Campbell * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
91-1427 Kaikohola Street D122	\$1,044,000	4 & 2/1	1,700 \$614	5,027 \$208	21

Address	I I ax I Maint. I Ass. I	I I	Assessed Building	Assessed Total	Ratio	Year & Remodeled
91-1427 Kaikohola Street D122	\$121 \$465 \$40	\$750,400	\$277,300	\$1,027,700	102%	2014 & NA

91-1427 Kaikohola Street D122 - MLS#: 202414360 - ** Seller to offer \$6,000 credit to Buyers closing costs!** Resort living at its finest! Welcome to Kipuka, one of the rare GATED communities in Ewa Beach offering you extra privacy. This lovingly cared for, immaculate home is move in ready and shows Pride in Ownership. Quartz kitchen and island countertops, porcelain tile, upgraded berber carpet, stainless steel appliances, new central air (1 yr.). The open floor plan is very inviting and perfect for entertaining. The spacious primary bedroom is on the main level off the living room and kitchen for added convenience and privacy. HOA fees include common area maintenance, water, sewer, trash and bulk cable/internet/phone package. Solar water heater as well as 17 OWNED photovoltaic panels keeps those energy bills at base minimum. A water softening system is included. EV ready. Pet friendly community (verify). Community amenities include pool & hottub, BBQ areas, a toddler park. Enjoy both the public and private Wai Kai lagoon areas close by, with fun outdoor recreation activities. Close proximity to shopping, dining, beaches. Region: Ewa Plain Neighborhood: Hoakalei-kipuka Condition: Excellent Parking: 2 Car Total Parking: 2 View: Garden Frontage: Other Pool: Community Association Pool Zoning: 05 - R-5 Residential District Sale Conditions: None Schools: Ewa Beach, Ewa Makai, Campbell * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info