<u>Kekuilani Villas 91-10</u>	58 Kekuilani Loo	op Unit 105, Ka	polei 96707 * \$595,000
Beds: 2	MLS#:	<u>202414430,</u> FS	Year Built: 1994
Bath: 2/0	Status:	Active	Remodeled:
Living Sq. Ft.: 953	List Date & DOM:	06-20-2024 & 27	Total Parking: 2
Land Sq. Ft.: 379,713	Condition:	Above Average	Assessed Value
Lanai Sq. Ft.: 136	Frontage:		Building: \$312,900
Sq. Ft. Other: 0	Tax/Year:	\$162/2023	Land: \$241,900
Total Sq. Ft. 1,089	Neighborhood:	Kapolei	Total: \$554,800
Maint./Assoc. \$597 / \$45	Flood Zone:	Zone D - <u>Tool</u>	Stories / CPR: One / No
Parking: Assigned, Guest, Open - 2		Frontage	:
Zoning: 11 - A-1 Low Dens	ity Apartment	View	None

Public Remarks: Welcome to the West Side of Oahu! Lovely townhome with 2 bedrooms, 2 full baths and 2 assigned parking stalls located in the charming Kekuilani Villas complex. You'll love the spacious layout complete with generous windows for added enjoyment. Each bedroom boasts a private lanai, perfect for soaking in Hawaii's tropical weather. This home offers amazing fresh air flow as well as split AC in the living room on those warmer days. Conveniently situated near the community pool, beaches, shopping, movie theaters, restaurants, golf courses, schools, parks & more. VA loan assumption available to eligible borrowers. Sale is subject to the seller finding a replacement property. Seller is offering a 1 year Home Warranty at closing. Recent upgrades include: - Smartwings motorized dual shades in living room - New bathroom hardware - New mirror in 2nd bathroom - New ceiling fan in 2nd bedroom - Newer paint in the living room - 2 new screen doors (2nd bedroom patio and living room) installed in 2022. Ring doorbell is included. Exclusions: Portable AC unit in the primary bedroom and the bidet in the 2nd bathroom. **Sale Conditions:** Subject To Repl. Property **Schools:** , , * <u>Request Showing</u>, <u>Photos</u>, <u>History</u>, <u>Maps</u>, <u>Deed</u>, <u>Watch List</u>, <u>Tax Info</u>

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
91-1058 Kekuilani Loop 105	<u>\$595,000</u>	2 & 2/0	953 \$624	379,713 \$2	27

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<u>91-1058 Kekuilani Loop 105</u>	\$162 \$597 \$45	\$241,900	\$312,900	\$554,800	107%	1994 & NA

91-1058 Kekuilani Loop 105 - MLS#: 202414430 - Welcome to the West Side of Oahu! Lovely townhome with 2 bedrooms, 2 full baths and 2 assigned parking stalls located in the charming Kekuilani Villas complex. You'll love the spacious layout complete with generous windows for added enjoyment. Each bedroom boasts a private lanai, perfect for soaking in Hawaii's tropical weather. This home offers amazing fresh air flow as well as split AC in the living room on those warmer days. Conveniently situated near the community pool, beaches, shopping, movie theaters, restaurants, golf courses, schools, parks & more. VA loan assumption available to eligible borrowers. Sale is subject to the seller finding a replacement property. Seller is offering a 1 year Home Warranty at closing. Recent upgrades include: - Smartwings motorized dual shades in living room - New bathroom hardware - New mirror in 2nd bathroom - New ceiling fan in 2nd bedroom - Newer paint in the living room - 2 new screen doors (2nd bedroom patio and living room) installed in 2022. Ring doorbell is included. Exclusions: Portable AC unit in the primary bedroom and the bidet in the 2nd bathroom. **Region:** Ewa Plain **Neighborhood:** Kapolei **Condition:** Above Average **Parking:** Assigned, Guest, Open - 2 **Total Parking:** 2 **View:** None **Frontage: Pool: Zoning:** 11 - A-1 Low Density Apartment **Sale Conditions:** Subject To Repl. Property **Schools:** , , * <u>Request Showing</u>, <u>Photos</u>, <u>History</u>, <u>Maps</u>, <u>Deed</u>, <u>Watch List</u>, <u>Tax Info</u>

DOM = Days on Market