91-1035 Hinakea Street, Ewa Beach 96706 * * \$1,395,000

Beds: 4 MLS#: 202415208, FS Year Built: 2020 Bath: 3/0 Status: Active Remodeled: Living Sq. Ft.: **1,851** List Date & DOM: 07-08-2024 & 9 Total Parking: 2 Land Sq. Ft.: 4,834 Condition: Excellent **Assessed Value** Lanai Sg. Ft.: 220 Frontage: Golf Course Building: \$479,300 Sq. Ft. Other: 0 Tax/Year: \$347/2023 Land: \$793,100 Neighborhood: **Ewa Gen Coral Ridge** Total Sq. Ft. **2,071** Total: \$1,272,400

Maint./Assoc. **\$51 / \$0** Flood Zone: **Zone D - Tool** Stories / CPR: **Two / No**

Parking: 2 Car, Boat Frontage: Golf Course

Zoning: 05 - R-5 Residential District View: Golf Course

Public Remarks: Large, well maintained (like new) two-story home in Coral Ridge subdivision by Ewa By Gentry. Built in 2020. Zero lot line property. Spacious open kitchen and dining area overlooking peaceful, green Coral Creek Golf Course provides picturesque views. Double door entry into open floor plan; large kitchen island and LARGE pantry with more than ample storage. Laundry room sectioned off. Central air conditioning. Bedroom and bath on first floor. Primary suite located on second floor has walk in closet with double sinks. Entire house has abundant natural lighting. This quiet community allows boat parking in the driveway; the driveway was extended by Seller and 4 cars can park there easily and a 2 car garage with EV Charger and solar water heater. Lanai off dining room offers perfect place for grilling and entertaining with no visible neighbors. Back yard sprinkler system installed by owner. Conveniently located close to schools, shopping, and restaurants. **Sale Conditions:** None **Schools:** Keoneula, Ewa Makai, * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
91-1035 Hinakea Street	\$1,395,000	4 & 3/0	1,851 \$754	4,834 \$289	220	0%	0	9

Address	I I AX I MAINT. I ASS. I	1	Assessed Building	Assessed Total	Ratio	Year & Remodeled
91-1035 Hinakea Street	\$347 \$51 \$0	\$793,100	\$479,300	\$1,272,400	110%	2020 & NA

91-1035 Hinakea Street - MLS#: 202415208 - Large, well maintained (like new) two-story home in Coral Ridge subdivision by Ewa By Gentry. Built in 2020. Zero lot line property. Spacious open kitchen and dining area overlooking peaceful, green Coral Creek Golf Course provides picturesque views. Double door entry into open floor plan; large kitchen island and LARGE pantry with more than ample storage. Laundry room sectioned off. Central air conditioning. Bedroom and bath on first floor. Primary suite located on second floor has walk in closet with double sinks. Entire house has abundant natural lighting. This quiet community allows boat parking in the driveway; the driveway was extended by Seller and 4 cars can park there easily and a 2 car garage with EV Charger and solar water heater. Lanai off dining room offers perfect place for grilling and entertaining with no visible neighbors. Back yard sprinkler system installed by owner. Conveniently located close to schools, shopping, and restaurants. Region: Ewa Plain Neighborhood: Ewa Gen Coral Ridge Condition: Excellent Parking: 2 Car, Boat Total Parking: 2 View: Golf Course Frontage: Golf Course Pool: None Zoning: 05 - R-5 Residential District Sale Conditions: None Schools: Keoneula, Ewa Makai, * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

 ${\sf DOM = Days\ on\ Market,\ Occ. = Occupancy,\ FL = Floor\ Number}$