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 Sq. Ft.:	**220**	Frontage:	**Golf Course**	Building:	**$479,300**
Sq. Ft. Other:	**0**	Tax/Year:	**$347/2023**	Land:	**$793,100**
Total Sq. Ft.	**2,071**	Neighborhood:	**Ewa Gen Coral Ridge**	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	Tax | Maint. | Ass.	Assessed Land	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

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