Kai Lani 92-1001 Aliinui Drive Unit 27B, Kapolei 96707 * $1,450,000

Beds:	**3**	MLS#:	**202415286, FS**	Year Built:	**2003**
Bath:	**2/0**	Status:	**Active**	Remodeled:	
Living Sq. Ft.:	**1,320**	List Date & DOM:	**07-01-2024** & **16**	Total Parking:	**2**
Land Sq. Ft.:	**0**	Condition:	**Excellent**	Assessed Value	
Lanai Sq. Ft.:	**67**	Frontage:		Building:	**$1,029,600**
Sq. Ft. Other:	**0**	Tax/Year:	**$296/2024**	Land:	**$143,800**
Total Sq. Ft.	**1,387**	Neighborhood:	**Ko Olina**	Total:	**$1,173,400**
Maint./Assoc.	**$1,263 / $0**	Flood Zone:	**Zone D - Tool**	Stories / CPR:	**/ No**
Parking:	**Garage, Guest, Open - 1**	Frontage:			
Zoning:	**11 - A-1 Low Density Apartment**	View:	**Ocean, Sunset**		

Public Remarks: Rarely available 3-bedroom 2-bath 1st floor unit in a quiet part of the gated community of Kai Lani. Wide, open lawn in front of the patio with ocean views and a short distance to the ocean. The unit was remodeled in 2018, including a new HVAC system, and has been meticulously cared for. Sold furnished and turn-key. Includes a remodeled primary bathroom with an extra large walk-in shower. New LG Washer & Dryer installed in 2023. Includes a 1-car garage, one open stall and there is also plenty of guest parking. Community amenities include a heated swimming pool, hot tub, b-b-q grills and a covered cabana. Enjoy living here year round, use as a 2nd home or rent out for 30-days or longer. The owners have enjoyed early morning walks to the Four Seasons, Disney's Aulani Hotel and the renowned sandy lagoons of Ko Olina. The maintenance fees include membership in the Ko Olina Beach & Sports Club, cable & internet, sewer, water, building insurance and exterior maintenance. **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
92-1001 Aliinui Drive 27B	$1,450,000	3 & 2/0	1,320 | $1,098	0 | $inf	16

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
92-1001 Aliinui Drive 27B	$296 | $1,263 | $0	$143,800	$1,029,600	$1,173,400	124%	2003 & NA

92-1001 Aliinui Drive 27B - MLS#: 202415286 - Rarely available 3-bedroom 2-bath 1st floor unit in a quiet part of the gated community of Kai Lani. Wide, open lawn in front of the patio with ocean views and a short distance to the ocean. The unit was remodeled in 2018, including a new HVAC system, and has been meticulously cared for. Sold furnished and turn-key. Includes a remodeled primary bathroom with an extra large walk-in shower. New LG Washer & Dryer installed in 2023. Includes a 1-car garage, one open stall and there is also plenty of guest parking. Community amenities include a heated swimming pool, hot tub, b-b-q grills and a covered cabana. Enjoy living here year round, use as a 2nd home or rent out for 30-days or longer. The owners have enjoyed early morning walks to the Four Seasons, Disney's Aulani Hotel and the renowned sandy lagoons of Ko Olina. The maintenance fees include membership in the Ko Olina Beach & Sports Club, cable & internet, sewer, water, building insurance and exterior maintenance. **Region:** Ewa Plain **Neighborhood:** Ko Olina **Condition:** Excellent **Parking:** Garage, Guest, Open - 1 **Total Parking:** 2 **View:** Ocean, Sunset **Frontage: Pool: Zoning:** 11 - A-1 Low Density Apartment **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market