

Kuani Hillside 94-1261 Lumikula Street Unit 3C, Waipahu 96797 * Kuani Hillside * \$588,000

Beds: 2	MLS#: 202415962, FS	Year Built: 1990
Bath: 2/0	Status: Active	Remodeled: 2017
Living Sq. Ft.: 940	List Date & DOM: 07-11-2024 & 2	Total Parking: 2
Land Sq. Ft.: 145,360	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 236	Frontage:	Building: \$276,100
Sq. Ft. Other: 0	Tax/Year: \$158/2024	Land: \$267,100
Total Sq. Ft. 1,176	Neighborhood: Waipio Gentry	Total: \$543,200
Maint./Assoc. \$588 / \$17	Flood Zone : Zone D - Tool	Stories / CPR: One / No
Parking: Assigned, Covered - 1, Guest, Open - 1	Frontage:	
Zoning : 11 - A-1 Low Density Apartment	View: Other	

Public Remarks: Rarely available, spacious unit in the Kuani Hillside townhouse complex. Features include a large enclosed lanai, 940 square foot living area, and A/C units throughout. Range, clothes dryer, and water heater utilizes gas, which saves on the electricity bill. The unit is conveniently located near Gentry Waipio Shopping Center, Costco, and Central Oahu Regional Park. Easy access to Kamehameha Highway and the H-1 and H-2 freeways. One or more photos have been enhanced. Property is in very good condition, but to be conveyed "As Is". **Sale Conditions:** None **Schools:** [Kanoelani, Highlands, Pearl City](#) * [Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
94-1261 Lumikula Street 3C	\$588,000	2 & 2/0	940 \$626	145,360 \$4	236	63%	1	2

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
94-1261 Lumikula Street 3C	\$158 \$588 \$17	\$267,100	\$276,100	\$543,200	108%	1990 & 2017

[94-1261 Lumikula Street 3C](#) - MLS#: [202415962](#) - Rarely available, spacious unit in the Kuani Hillside townhouse complex. Features include a large enclosed lanai, 940 square foot living area, and A/C units throughout. Range, clothes dryer, and water heater utilizes gas, which saves on the electricity bill. The unit is conveniently located near Gentry Waipio Shopping Center, Costco, and Central Oahu Regional Park. Easy access to Kamehameha Highway and the H-1 and H-2 freeways. One or more photos have been enhanced. Property is in very good condition, but to be conveyed "As Is". **Region:** Waipahu **Neighborhood:** Waipio Gentry **Condition:** Above Average **Parking:** Assigned, Covered - 1, Guest, Open - 1 **Total Parking:** 2 **View:** Other **Frontage:** **Pool:** **Zoning:** 11 - A-1 Low Density Apartment **Sale Conditions:** None **Schools:** [Kanoelani, Highlands, Pearl City](#) * [Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info](#)

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