Kahiku at Mehana 840 Kakala Street Unit 504, Kapolei 96707 Kahiku at Mehana

Status: Cancelled	MLS#: **202606474**	Parcel#: **1-9-1-160-052-0030**
List Price: $880,000	Original Price: $938,000	Price Change: $-58,000
Beds: 3 | Baths: 3/0	Year Built: 2016	Remodeled: 2022
Region: Ewaplain	Neighborhood: Kapolei-kahiku At Mehana	Building: Kahiku At Mehana
Living Sq Ft: 1,846	Other Sq Ft: **Deprecated**: number_format(): Passing null to parameter #1 ($num) of type float is deprecated in **/home/oahure/public_html/PDF_Summary.php** on line **128** 0	Total Sq Ft: 1,941
Land Sq Ft: **Deprecated**: number_format(): Passing null to parameter #1 ($num) of type float is deprecated in **/home/oahure/public_html/PDF_Summary.php** on line **132** 0	Land Tenure: FS - Fee Simple	Lanai Sq Ft: **Deprecated**: number_format(): Passing null to parameter #1 ($num) of type float is deprecated in **/home/oahure/public_html/PDF_Summary.php** on line **134** 0
Total Parking: 4	Date Listed: 04-03-2026	Days on Market: 62
View: None	Frontage: **Deprecated**: str_replace(): Passing null to parameter #3 ($subject) of type array|string is deprecated in **/home/oahure/public_html/PDF_Summary.php** on line **143**	Type: Condo/Townhouse
Assessed Building: $441,000	Assessed Land: $428,700	Assessed Value: $749,700
Taxes: $219 | Year: 2026	Maintenence Fee: $713	Association Fee: $70
Flood Zone: Zone D	Stories: Two	CPR: No
Condition: Excellent, Above Average	Parking: Assigned, Garage, Guest, Open - 3+, Street	Zoning: 17 - AMX-2 Medium Density Apt M
Elementary: Ho'okele	Middle School: Kapolei	High School: Kapolei

Public Remarks: This turn-key flex property in a live-work-play community offers a rare mixed-use opportunity, ideal for both residential living and business use. Designed for versatility, this home features a separate ground-level entry into your "flex" space, perfect for a home-based business, retail space, office, or guest suite with a separate bedroom, full bath, lanai/yard space, and its own dedicated parking. The main living is on the second floor, with 2 bedrooms, 2 full bathrooms, washer/dryer and it's own covered lanai. The kitchen is thoughtfully upgraded with quartz Silestone countertops, stainless steel appliances, backsplash, and a stylish tiled accent peninsula wall. Plantation shutters throughout and custom lighting adds a refined touch, while split AC units provide comfort year-round. The flex area on the first level can be blocked off for privacy, but there's also stairs connecting it to the second level for those seeking extra space to live and entertain. Additional highlights include a 1 car garage for additional security and storage, and a total of 3 additional deeded parking stalls. This is a potential short sale, and if so, will be subject to lender approval. **Sale Conditions:** None, Short Sale * Photos, History

Inclusions: AC Split, Auto Garage Door Opener, Blinds, Ceiling Fan, Dishwasher, Disposal, Dryer, Lawn Sprinkler, Microwave Hood, Range/Oven, Refrigerator, Smoke Detector, Washer, Water Heater **Amenities:** BBQ, Club House, Community Association Pool, Dog Park, Patio/Deck, Playground, Private Yard, Recreation Area, Recreation Room, Storage, Walking/Jogging Path, Wall/Fence **Utilities:** **Deprecated**: str_replace(): Passing null to parameter #3 ($subject) of type array|string is deprecated in **/home/oahure/public_html/PDF_Summary.php** on line **208**
Construction: Above Ground, Slab **Lot Features:**
Deprecated: str_replace(): Passing null to parameter #3 ($subject) of type array|string is deprecated in **/home/oahure/public_html/PDF_Summary.php** on line **218**
Floor: Ceramic Tile, Laminate, Vinyl, W/W Carpet **Disclosures:** Lender Approval Required, Pets Allowed (Verify), Property Disclosure Stmt **Land Recorded:** Land Court **Furnished:** Partial **Architectural Style:** Townhouse **Construction Materials:** Above Ground,Slab **Roof: Flooring:** Ceramic Tile,Laminate,Vinyl,W/W Carpet **SecurityFeatures:** Key **Easements: Set Backs: Special Listing Conditions:** None,Short Sale **Management Company:** Hawaiiana **Management Company Phone:** 808-593-9100