Town Homes @ Frwys Edge 2 91-2099 Kaioli Street Unit 2003, Ewa Beach 96706 * Town Homes @ Frwys Edge 2 * $880,000 * Originally $830,000

Sold Price: $930,000	Sold Date: 05-12-2022	Sold Ratio: 106%
Beds: **3**	MLS#: **202203989, FS**	Year Built: **2007**
Bath: **3/0**	Status: **Sold**	Remodeled:
Living Sq. Ft.: **1,455**	List Date & DOM: **03-21-2022** & **14**	Total Parking: **2**
Land Sq. Ft.: **0**	Condition: **Above Average, Excellent**	Assessed Value
Lanai Sq. Ft.: **256**	Frontage: **Golf Course, Lake/Pond**	Building: **$335,400**
Sq. Ft. Other: **0**	Tax/Year: **$165/2022**	Land: **$398,300**
Total Sq. Ft. **1,711**	Neighborhood: **Ocean Pointe**	Total: **$733,700**
Maint./Assoc. **$616 / $52**	Flood Zone: **Zone D - Tool**	Stories / CPR: **Two / No**
Parking: **Covered - 2, Garage, Guest**	Frontage: **Golf Course, Lake/Pond**	
Zoning: **11 - A-1 Low Density Apartment**	View: **Golf Course, Mountain, Sunset**	

Public Remarks: Rarely available Golf Course Frontage Town Homes at Fairways Edge! You will fall in love with this lovingly maintained 3 bed 3 bath townhome with 2 car garage overlooking Hoakalei Golf Course. The elegant open concept kitchen, dining, and living room transitions seamlessly to a covered patio and fenced back yard that looks directly onto the Golf Course, perfect for indoor-outdoor entertaining. The functional floorplan includes 1 bedroom and full bath on the ground floor and 2 bedrooms and 2 bathrooms upstairs, including a very spacious owner's suite. Owner's suite includes an en-suite bathroom with dual sinks, large soaking tub & separate shower, walk in closet, and expansive covered balcony with spectacular views of the golf course. Imagine living in Hawaii and waking up to an amazing golf course view every day! Ideally located in a quiet area of the community, away from Keoneula Blvd, with guest parking nearby and the community pool just a short walk away. A must see! **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	Lanai	Occ.	FL	DOM
91-2099 Kaioli Street 2003	**$880,000**	3 & 3/0	1,455 | $605	0 | $inf	256	78%	1	14

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
91-2099 Kaioli Street 2003	$165 | $616 | $52	$398,300	$335,400	$733,700	120%	2007 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
91-2099 Kaioli Street 2003	$930,000	05-12-2022	106%	112%	Conventional

91-2099 Kaioli Street 2003 - MLS#: 202203989 - Original price was $830,000 - Rarely available Golf Course Frontage Town Homes at Fairways Edge! You will fall in love with this lovingly maintained 3 bed 3 bath townhome with 2 car garage overlooking Hoakalei Golf Course. The elegant open concept kitchen, dining, and living room transitions seamlessly to a covered patio and fenced back yard that looks directly onto the Golf Course, perfect for indoor-outdoor entertaining. The functional floorplan includes 1 bedroom and full bath on the ground floor and 2 bedrooms and 2 bathrooms upstairs, including a very spacious owner's suite. Owner's suite includes an en-suite bathroom with dual sinks, large soaking tub & separate shower, walk in closet, and expansive covered balcony with spectacular views of the golf course. Imagine living in Hawaii and waking up to an amazing golf course view every day! Ideally located in a quiet area of the community, away from Keoneula Blvd, with guest parking nearby and the community pool just a short walk away. A must see! **Region:** Ewa Plain **Neighborhood:** Ocean Pointe **Condition:** Above Average, Excellent **Parking:** Covered - 2, Garage, Guest **Total Parking:** 2 **View:** Golf Course, Mountain, Sunset **Frontage:** Golf Course,Lake/Pond **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, Occ. = Occupancy, FL = Floor Number