

Nob Hill 3 94-1402 Lanikuhana Avenue Unit 428, Mililani 96789 * Nob Hill 3 * \$598,000

Beds: 2	MLS#: 202322045, FS	Year Built: 1974
Bath: 1/1	Status: Active	Remodeled: 2022
Living Sq. Ft.: 897	List Date & DOM: 10-09-2023 & 213	Total Parking: 1
Land Sq. Ft.: 681,191	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 84	Frontage: Other	Building: \$288,700
Sq. Ft. Other: 0	Tax/Year: \$158/2023	Land: \$251,300
Total Sq. Ft. 981	Neighborhood: Mililani Area	Total: \$540,000
Maint./Assoc. \$444 / \$49	Flood Zone : Zone D - Tool	Stories / CPR: Two, Split Level / No
Parking: Assigned, Guest, Open - 1	Frontage: Other	
Zoning : 05 - R-5 Residential District	View: Garden	

Public Remarks: This spacious corner unit with 2 bedrooms and 2.5 baths is a great place for comfortable living. The fully fenced yard and covered patio are perfect for outdoor activities and entertainment, especially with the option for BBQ. The stainless steel appliances and upgraded kitchen give the home a modern touch, making it even more appealing. The convenience of being close to shopping and dining options is a plus, as it provides easy access to everyday essentials and entertainment. The proximity to Mililani Town Center, grocery stores, restaurants, a movie theater, and parks is sure to make daily life more convenient. Additionally, having easy access to the freeway is a great advantage for commuting or exploring the surrounding areas. The nearby MTA facilities, golf courses, Costco, Schofield Barracks, and Hickam/Pearl Harbor further enhance the convenience and appeal of this location. It is a wonderful place to call home! Amazing opportunity with an assumable loan option available at 3.49%!! Loan assumption is contingent upon Seller's VA being released. **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
94-1402 Lanikuhana Avenue 428	\$598,000	2 & 1/1	897 \$667	681,191 \$1	84	72%	1	213

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
94-1402 Lanikuhana Avenue 428	\$158 \$444 \$49	\$251,300	\$288,700	\$540,000	111%	1974 & 2022

94-1402 Lanikuhana Avenue 428 - MLS#: **202322045** - This spacious corner unit with 2 bedrooms and 2.5 baths is a great place for comfortable living. The fully fenced yard and covered patio are perfect for outdoor activities and entertainment, especially with the option for BBQ. The stainless steel appliances and upgraded kitchen give the home a modern touch, making it even more appealing. The convenience of being close to shopping and dining options is a plus, as it provides easy access to everyday essentials and entertainment. The proximity to Mililani Town Center, grocery stores, restaurants, a movie theater, and parks is sure to make daily life more convenient. Additionally, having easy access to the freeway is a great advantage for commuting or exploring the surrounding areas. The nearby MTA facilities, golf courses, Costco, Schofield Barracks, and Hickam/Pearl Harbor further enhance the convenience and appeal of this location. It is a wonderful place to call home! Amazing opportunity with an assumable loan option available at 3.49%!! Loan assumption is contingent upon Seller's VA being released. **Region:** Central **Neighborhood:** Mililani Area **Condition:** Above Average **Parking:** Assigned, Guest, Open - 1 **Total Parking:** 1 **View:** Garden **Frontage:** Other **Pool:** Zoning: 05 - R-5 Residential District **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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