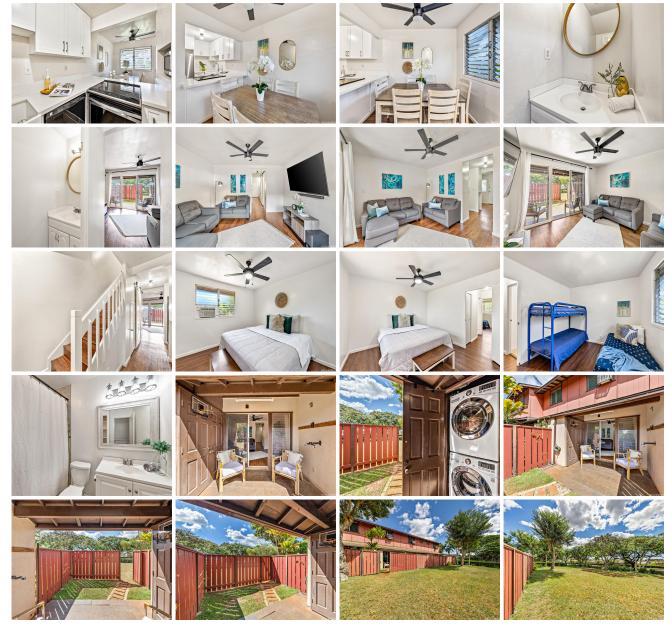
Nob Hill 3 94-1402 Lanikuhana Avenue Unit 428, Mililani 96789 * Nob Hill 3 * \$598,000

MLS#: 202322045, FS Beds: 2 Year Built: 1974 Bath: 1/1 Remodeled: 2022 Status: Active 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 Total: \$540,000 Neighborhood: Mililani Area Stories / CPR: Two, Split Level / No Maint./Assoc. \$444 / \$49 Flood Zone: Zone D - Tool 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	<u>\$598,000</u>	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

<u>94-1402 Lanikuhana Avenue 428</u> - MLS#: <u>202322045</u> - 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:** , , * <u>Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info</u>

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