## 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 & 212 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

Flood Zone: Zone D - Tool

Parking: Assigned, Guest, Open - 1 Frontage: Other
Zoning: 05 - R-5 Residential District View: Garden

Maint./Assoc. \$444 / \$49

**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





Stories / CPR: Two, Split Level /

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	212

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