

Country Club Village* 3054 Ala Poha Place Unit 1809, Honolulu 96818 * Country Club Village \$610,888 * Originally \$618,888**

Beds: 2	MLS#: 202325669, FS	Year Built: 1995
Bath: 2/0	Status: Pending	Remodeled:
Living Sq. Ft.: 823	List Date & DOM: 11-16-2023 & 115	Total Parking: 2
Land Sq. Ft.: 124,930	Condition: Excellent	Assessed Value
Lanai Sq. Ft.: 61	Frontage:	Building: \$552,400
Sq. Ft. Other: 0	Tax/Year: \$175/2023	Land: \$46,600
Total Sq. Ft. 884	Neighborhood: Salt Lake	Total: \$599,000
Maint./Assoc. \$478 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: 21+ / No
Parking: Assigned, Covered - 2, Garage, Guest, Tandem	Frontage:	

Zoning: 12 - A-2 Medium Density Apartme

View: City, Golf Course, Mountain, Ocean

Public Remarks: PRICE REDUCED!!! SELLER MOTIVATED!!! CLEAN, turn key unit with BRAND NEW KITCHEN and APPLIANCES and BATHROOM CABINETS in COUNTRY CLUB VILLAGE IV. UNIT offers GREAT GOLF COURSE and MOUNTAIN VIEWS & cross ventilation. Complex features RESORT type AMENITIES; which include a walking/jogging path, swimming pool, recreation room, meeting room, dedicated pet areas, bicycle storage, security, resident manager and AMPLE guest parking. Conveniently located to neighborhood eateries, markets, Target and schools. Easy access to freeway, airport and to Military bases - Hickam, Fort Shafter and Tripler. Monthly dues are \$681.64 which includes: \$478.47 for HOA ; \$24.76 (Country Club Village master association fee) and \$178.41 (reserve assessment to maintain reserves). **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
3054 Ala Poha Place 1809	\$610,888	2 & 2/0	823 \$742	124,930 \$5	61	67%	18	115

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
3054 Ala Poha Place 1809	\$175 \$478 \$0	\$46,600	\$552,400	\$599,000	102%	1995 & NA

[3054 Ala Poha Place 1809](#) - MLS#: [202325669](#) - Original price was \$618,888 - PRICE REDUCED!!! SELLER MOTIVATED!!! CLEAN, turn key unit with BRAND NEW KITCHEN and APPLIANCES and BATHROOM CABINETS in COUNTRY CLUB VILLAGE IV. UNIT offers GREAT GOLF COURSE and MOUNTAIN VIEWS & cross ventilation. Complex features RESORT type AMENITIES; which include a walking/jogging path, swimming pool, recreation room, meeting room, dedicated pet areas, bicycle storage, security, resident manager and AMPLE guest parking. Conveniently located to neighborhood eateries, markets, Target and schools. Easy access to freeway, airport and to Military bases - Hickam, Fort Shafter and Tripler. Monthly dues are \$681.64 which includes: \$478.47 for HOA ; \$24.76 (Country Club Village master association fee) and \$178.41 (reserve assessment to maintain reserves). **Region:** Metro **Neighborhood:** Salt Lake **Condition:** Excellent **Parking:** Assigned, Covered - 2, Garage, Guest, Tandem **Total Parking:** 2 **View:** City, Golf Course, Mountain, Ocean **Frontage:** **Pool:** **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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