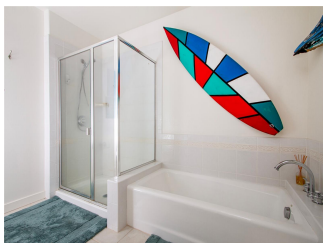
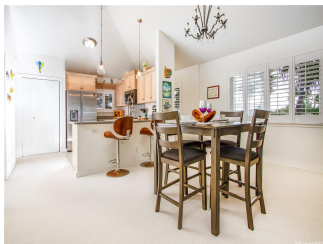
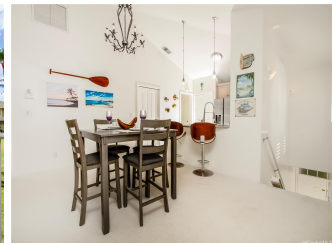


Kai Lani 92-1001 Aliinui Drive Unit 4A, Kapolei 96707 * Kai Lani * \$1,095,000 * Originally \$1,275,000

Beds: 2	MLS#: <u>202403903</u>, FS	Year Built: 2003
Bath: 2/0	Status: Active	Remodeled:
Living Sq. Ft.: 1,244	List Date & DOM: 02-20-2024 & 86	Total Parking: 2
Land Sq. Ft.: 0	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 78	Frontage:	Building: \$1,003,700
Sq. Ft. Other: 0	Tax/Year: \$291/2023	Land: \$135,500
Total Sq. Ft. 1,322	Neighborhood: Ko Olina	Total: \$1,139,200
Maint./Assoc. \$834 / \$87	Flood Zone : Zone D - <u>Tool</u>	Stories / CPR: One / No
Parking: Garage, Guest, Open - 1	Frontage:	
Zoning : 11 - A-1 Low Density Apartment	View: Garden, Ocean, Sunset	

Public Remarks: Price Improvement!!! VA Assumable Loan estimate \$720k at 3.5%. Welcome home to this newly updated Kai Lani 2 bed/2 bath townhome. A must see to fully appreciate! Corner top unit with views of the Golf Course, see the ocean from the main bedroom, lush landscaping in this gated community within the world-class Ko Olina golf resort. Fully furnished with updates that include new plantation shutters and solar shades, a new adjustable Tempur Ergo Queen bed frame with a Stearns and Foster mattress with lumbar support, zero gravity, snore setting and two level massage settings. Guest bedroom has a newer Queen memory foam mattress for the sofa bed. ADA features include lighting under the bed in the main room, a newly installed motorized chair lift for up to 300lbs, the door ways are wider and the guest bathroom has a low step tub. All of the appliances are smartphone compatible, including the washer and dryer to be set up to your liking. Easy to show! Relax and enjoy a stroll a mere minute down to the beach for a quick swim at one of Hawaii's most pristine beaches. The Ko Olina Beach & Sports Club benefits include a gym, tennis courts & fitness classes such as stand up paddle, spin and more. **Sale Conditions:** None **Schools:** [Kapolei](#), [Kapolei](#), [Kapolei](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)





Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
92-1001 Aliinui Drive 4A	\$1,095,000	2 & 2/0	1,244 \$880	0 \$inf	78	27%	2	86

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
92-1001 Aliinui Drive 4A	\$291 \$834 \$87	\$135,500	\$1,003,700	\$1,139,200	96%	2003 & NA

<p>92-1001 Aliinui Drive 4A - MLS#: 202403903 - Original price was \$1,275,000 - Price Improvement!!! VA Assumable Loan estimate \$720k at 3.5%. Welcome home to this newly updated Kai Lani 2 bed/2 bath townhome. A must see to fully appreciate! Corner top unit with views of the Golf Course, see the ocean from the main bedroom, lush landscaping in this gated community within the world-class Ko Olina golf resort. Fully furnished with updates that include new plantation shutters and solar shades,a new adjustable Tempur Ergo Queen bed frame with a Stearns and Foster mattress with lumbar support, zero gravity, snore setting and two level massage settings. Guest bedroom has a newer Queen memory foam mattress for the sofa bed. ADA features include lighting under the bed in the main room, a newly installed motorized chair lift for up to 300lbs, the door ways are wider and the guest bathroom has a low step tub. All of the appliances are smartphone compatible, including the washer and dryer to be set up to your liking. Easy to show! Relax and enjoy a stroll a mere minute down to the beach for a quick swim at one of Hawaii's most pristine beaches. The Ko Olina Beach & Sports Club benefits include a gym, tennis courts & fitness classes such as stand up paddle, spin and more. Region: Ewa Plain Neighborhood: Ko Olina Condition: Above Average Parking: Garage, Guest, Open - 1 Total Parking: 2 View: Garden, Ocean, Sunset Frontage: Pool: Zoning: 11 - A-1 Low Density Apartment Sale Conditions: None Schools: Kapolei, Kapolei, Kapolei * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info</p>						
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DOM = Days on Market, Occ. = Occupancy, FL = Floor Number