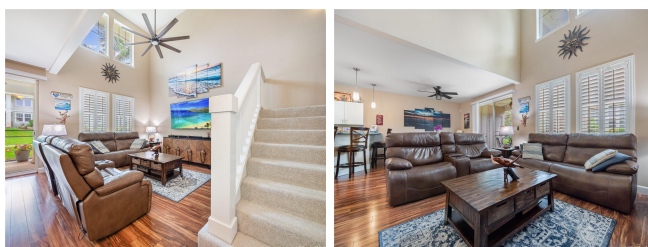


**Ko Olina Kai Golf Estates 92-1025C Koio Drive Unit M11-3, Kapolei 96707 \* Ko Olina Kai Golf Estates \* \$1,335,000 \* Originally \$1,350,000**

|                                                                |                                                   |                                |
|----------------------------------------------------------------|---------------------------------------------------|--------------------------------|
| Bed: <b>3</b>                                                  | MLS#: <b>202404590, FS</b>                        | Year Built: <b>2005</b>        |
| Bath: <b>3/0</b>                                               | Status: <b>Active Under Contract</b>              | Remodeled: <b>2016</b>         |
| Living Sq. Ft.: <b>1,625</b>                                   | List Date & DOM: <b>03-01-2024 &amp; 48</b>       | Total Parking: <b>2</b>        |
| Land Sq. Ft.: <b>0</b>                                         | Condition: <b>Excellent</b>                       | <a href="#">Assessed Value</a> |
| Lanai Sq. Ft.: <b>167</b>                                      | Frontage: <b>Other</b>                            | Building: <b>\$807,800</b>     |
| Sq. Ft. Other: <b>0</b>                                        | Tax/Year: <b>\$282/2023</b>                       | Land: <b>\$159,300</b>         |
| Total Sq. Ft. <b>1,792</b>                                     | Neighborhood: <b>Ko Olina</b>                     | Total: <b>\$967,100</b>        |
| Maint./Assoc. <b>\$883 / \$81</b>                              | <a href="#">Flood Zone</a> : <b>Zone D - Tool</b> | Stories / CPR: <b>Two / No</b> |
| Parking: <b>Assigned, Covered - 1, Garage, Guest, Tandem</b>   | Frontage: <b>Other</b>                            |                                |
| <a href="#">Zoning</a> : <b>11 - A-1 Low Density Apartment</b> | View: <b>Garden</b>                               |                                |

**Public Remarks:** \*GREAT NEWS! Seller to provide \$10,000 towards buyer's closing cost!\* Indulge in island opulence within this impeccably maintained, FULLY FURNISHED two-story townhome nestled in Ko Olina Kai Golf Estates, a gated community. Boasting the largest floor plan at 1625 sq. ft., this home offers 3 bedrooms & 3 full baths, featuring numerous upscale enhancements. Revel in the sophistication of stainless steel appliances, chic Pergo wood floors, custom plantation shutters & vertical blinds adorning each window. The recent addition of a 17 SEER Daikin Variable Speed Compressor AC with a "Wi-Fi" controlled thermostat & a new RHEEM "Wi-Fi" controlled water heater, ensures modern comfort and energy efficiency. Strategically placed ceiling fans enhance airflow & window treatments with "Titanium" tint reduces heat & adds privacy. The living room 20' vaulted ceiling creates a light-filled ambiance. The community's HOA provides a comprehensive range of services including homeowners insurance, water, sewer, trash, premium cable TV, & 5 Megabyte High-Speed Internet. Ko Olina is a resort community with access to the Golf course, 4 tranquil lagoons, an array of shops, restaurants, & hotels. **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 |
|-------------------------------------------|--------------------|----------|---------------|-------------|-------|------|----|-----|
| <a href="#">92-1025C Koio Drive M11-3</a> | <b>\$1,335,000</b> | 3 & 3/0  | 1,625   \$822 | 0   \$inf   | 167   | 35%  | 2  | 48  |

| Address                                   | Tax   Maint.   Ass.  | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|-------------------------------------------|----------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">92-1025C Koio Drive M11-3</a> | \$282   \$883   \$81 | \$159,300     | \$807,800         | \$967,100      | 138%  | 2005 & 2016      |

**92-1025C Koio Drive M11-3** - MLS#: **202404590** - Original price was \$1,350,000 - \*GREAT NEWS! Seller to provide \$10,000 towards buyer's closing cost!\* Indulge in island opulence within this impeccably maintained, FULLY FURNISHED two-story townhome nestled in Ko Olina Kai Golf Estates, a gated community. Boasting the largest floor plan at 1625 sq. ft., this home offers 3 bedrooms & 3 full baths, featuring numerous upscale enhancements. Revel in the sophistication of stainless steel appliances, chic Pergo wood floors, custom plantation shutters & vertical blinds adorning each window. The recent addition of a 17 SEER Daikin Variable Speed Compressor AC with a "Wi-Fi" controlled thermostat & a new RHEEM "Wi-Fi" controlled water heater, ensures modern comfort and energy efficiency. Strategically placed ceiling fans enhance airflow & window treatments with "Titanium" tint reduces heat & adds privacy. The living room 20' vaulted ceiling creates a light-filled ambiance. The community's HOA provides a comprehensive range of services including homeowners insurance, water, sewer, trash, premium cable TV, & 5 Megabyte High-Speed Internet. Ko Olina is a resort community with access to the Golf course, 4 tranquil lagoons, an array of shops, restaurants, & hotels. **Region:** Ewa Plain **Neighborhood:** Ko Olina **Condition:** Excellent **Parking:** Assigned, Covered - 1, Garage, Guest, Tandem **Total Parking:** 2 **View:** Garden **Frontage:** Other **Pool:** **Zoning:** 11 - A-1 Low Density Apartment **Sale Conditions:** None **Schools:** , , [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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