## Colony at the Peninsula 520 Lunalilo Home Road Unit 6102, Honolulu 96825 \* Colony at

the Peninsula \* \$995,000

Beds: **3** MLS#: **202406456**, **FS** Year Built: **2004** 

Bath: 2/0 Status: Active Under Contract Remodeled:

Living Sq. Ft.: **1,457** List Date & DOM: **03-20-2024** & **12** Total Parking: **2** 

Land Sq. Ft.: **0**Condition: Excellent, Above Assessed Value

Assessed Value

 Lanai Sq. Ft.: 126
 Frontage:
 Building: \$263,900

 Sq. Ft. Other: 0
 Tax/Year: \$249/2023
 Land: \$589,500

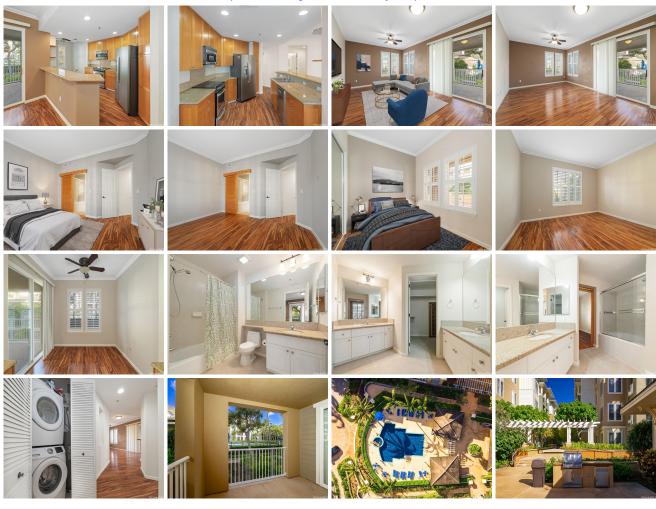
 Total Sq. Ft. 1,583
 Neighborhood: West Marina
 Total: \$853,400

 Maint./Assoc. \$395 / \$652
 Flood Zone: Zone AE - Tool
 Stories / CPR: One / No

Parking: **Covered - 2, Tandem** Frontage:

**Zoning:** 11 - A-1 Low Density Apartment View: Garden

**Public Remarks:** Discover the essence of island luxury in this beautifully updated ground-floor unit within the gated Hawaii Kai Peninsula community. Offering three spacious bedrooms, modern comforts blend seamlessly with resort-like amenities. Enjoy high-quality laminate flooring, elegant vinyl shutters, and a modern kitchen with the latest appliances. The private lanai and central AC provide comfort and relaxation at your doorstep. The master suite features a double vanity bathroom and ample walk-in closet space, ensuring privacy and convenience. Residents benefit from exclusive access to marina views, fitness and recreation rooms, two saltwater pools, whirlpools, and a playground, along with ample guest parking. Positioned near schools, shops, and transportation, this pet-friendly community with walking paths and dog parks is perfect for an active lifestyle. Experience the perfect blend of comfort and convenience in a vibrant Hawaii Kai setting. Maintenance Fee: \$395.15; Colony Maintenance Fee: \$651.37 (includes internet, cable); Water \$19.57; Sewer billed by Hawaii American Water Company **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
520 Lunalilo Home Road 6102	\$995,000	3 & 2/0	1,457   \$683	0   \$inf	126	61%	1	12

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
520 Lunalilo Home Road 6102	\$249   \$395   \$652	\$589,500	\$263,900	\$853,400	117%	2004 & NA

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