

**94-289 Aaahi Street, Mililani 96789 \* \* \$919,900 \* Originally \$939,900**

|                                                                 |                                                                   |                                |
|-----------------------------------------------------------------|-------------------------------------------------------------------|--------------------------------|
| Beds: <b>3</b>                                                  | MLS#: <b><a href="#">202406487</a>, FS</b>                        | Year Built: <b>1980</b>        |
| Bath: <b>1/1</b>                                                | Status: <b>Active</b>                                             | Remodeled: <b>2024</b>         |
| Living Sq. Ft.: <b>1,474</b>                                    | List Date & DOM: <b>03-21-2024 &amp; 58</b>                       | Total Parking: <b>2</b>        |
| Land Sq. Ft.: <b>4,320</b>                                      | Condition: <b>Above Average</b>                                   | <a href="#">Assessed Value</a> |
| Lanai Sq. Ft.: <b>0</b>                                         | Frontage:                                                         | Building: <b>\$266,700</b>     |
| Sq. Ft. Other: <b>0</b>                                         | Tax/Year: <b>\$253/2024</b>                                       | Land: <b>\$602,200</b>         |
| Total Sq. Ft. <b>1,474</b>                                      | Neighborhood: <b>Mililani Area</b>                                | Total: <b>\$868,900</b>        |
| Maint./Assoc. <b>\$0 / \$42</b>                                 | <a href="#">Flood Zone</a> : <b>Zone D - <a href="#">Tool</a></b> | Stories / CPR: <b>One / No</b> |
| Parking: <b>2 Car, Driveway</b>                                 | Frontage:                                                         |                                |
| <a href="#">Zoning</a> : <b>12 - A-2 Medium Density Apartme</b> | View: <b>None</b>                                                 |                                |

**Public Remarks:** Brand new PV system and split A/C, new dishwasher, newer appliances, new laminate flooring throughout, fresh paint interior, new ceiling fans x4. The property has a newer water heater, a new retaining wall, new vinyl fencing, and 2024 termite tenting, which are treated annually for ground termites. It also has an enclosed yard for dogs and Children. There are special assessments of \$26,000 for solar loans through NBT Bank. Buyers have two options: solar loan roll or assumption and modification loan. The property is within walking distance of the shopping center and has two separate living areas. **Sale Conditions:** None **Schools:** [Mililani Waena](#), [Mililani](#), [Mililani](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

| Address                             | Price                   | Bd & Bth | Living / Avg. | Land   Avg.   | Lanai | Occ. | FL | DOM |
|-------------------------------------|-------------------------|----------|---------------|---------------|-------|------|----|-----|
| <a href="#">94-289 Aaahi Street</a> | <b><u>\$919,900</u></b> | 3 & 1/1  | 1,474   \$624 | 4,320   \$213 | 0     | 0%   | 0  | 58  |

| Address                             | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|-------------------------------------|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">94-289 Aaahi Street</a> | \$253   \$0   \$42  | \$602,200     | \$266,700         | \$868,900      | 106%  | 1980 & 2024      |

**94-289 Aaahi Street** - MLS#: [202406487](#) - Original price was \$939,900 - Brand new PV system and split A/C, new dishwasher, newer appliances, new laminate flooring throughout, fresh paint interior, new ceiling fans x4. The property has a newer water heater, a new retaining wall, new vinyl fencing, and 2024 termite tenting, which are treated annually for ground termites. It also has an enclosed yard for dogs and Children. There are special assessments of \$26,000 for solar loans through NBT Bank. Buyers have two options: solar loan roll or assumption and modification loan. The property is within walking distance of the shopping center and has two separate living areas. **Region:** Central **Neighborhood:** Mililani Area **Condition:** Above Average **Parking:** 2 Car, Driveway **Total Parking:** 2 **View:** None **Frontage:** Pool: None **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** [Mililani Waena](#), [Mililani](#), [Mililani](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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