

## Kohina at Hoopili 91-3633 Kauluakoko Street Unit 306, Ewa Beach 96706 \* Kohina at Hoopili \* \$970,000

Beds: <b>4</b>	MLS#: <b>202407871, FS</b>	Year Built: <b>2020</b>
Bath: <b>4/0</b>	Status: <b>Expired</b>	Remodeled:
Living Sq. Ft.: <b>1,810</b>	List Date & DOM: <b>04-08-2024 &amp; 30</b>	Total Parking: <b>4</b>
Land Sq. Ft.: <b>0</b>	Condition: <b>Excellent</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>60</b>	Frontage: <b>Other</b>	Building: <b>\$503,300</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$231/2023</b>	Land: <b>\$287,200</b>
Total Sq. Ft. <b>1,870</b>	Neighborhood: <b>Hoopili-kohina</b>	Total: <b>\$790,500</b>
Maint./Assoc. <b>\$506 / \$74</b>	<a href="#">Flood Zone</a> : <b>Zone D - Tool</b>	Stories / CPR: <b>Three / No</b>
Parking: <b>Assigned, Garage, Open - 3+</b>	Frontage: <b>Other</b>	
<a href="#">Zoning</a> : <b>12 - A-2 Medium Density Apartme</b>	View: <b>None</b>	

**Public Remarks:** Welcome to Kohina at Ho’opili - your new LIVE/WORK residence! This is a rare opportunity to own a move-in ready, 4 bedroom, 4 bathroom “FLEX” home in the gateway community of Kohina at Hoopili. This urban community is conveniently located within walking distance of retail shopping on Festival Street and the Hawaii rail. This three- story townhome offers ground floor “FLEX” space that can be used for your business or as a multi-generational living space, complete with a bedroom and a full ADA-compliant bathroom. This home includes split system AC throughout, white shaker cabinets with soft-close features, stainless steel appliances, two-car garage, and more. You’ll also have access to many amenities, including a dog park, community pool, BBQ area, keiki park, pavilion, and rec room. This home location is ideal, just minutes from the new Ka Makana Ali’i shopping mall, restaurants, and freeway access. Come work, live, play, and enjoy this thriving new community! **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="#">91-3633 Kauluakoko Street 306</a>	<a href="#">\$970,000</a>	4 & 4/0	1,810   \$536	0   \$inf	60	76%	0	30

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">91-3633 Kauluakoko Street 306</a>	\$231   \$506   \$74	\$287,200	\$503,300	\$790,500	123%	2020 & NA

[91-3633 Kauluakoko Street 306](#) - MLS#: [202407871](#) - Welcome to Kohina at Ho’opili - your new LIVE/WORK residence! This is a rare opportunity to own a move-in ready, 4 bedroom, 4 bathroom “FLEX” home in the gateway community of Kohina at Hoopili. This urban community is conveniently located within walking distance of retail shopping on Festival Street and the Hawaii rail. This three- story townhome offers ground floor “FLEX” space that can be used for your business or as a multi-generational living space, complete with a bedroom and a full ADA-compliant bathroom. This home includes split system AC throughout, white shaker cabinets with soft-close features, stainless steel appliances, two-car garage, and more. You’ll also have access to many amenities, including a dog park, community pool, BBQ area, keiki park, pavilion, and rec room. This home location is ideal, just minutes from the new Ka Makana Ali’i shopping mall, restaurants, and freeway access. Come work, live, play, and enjoy this thriving new community! **Region:** Ewa Plain **Neighborhood:** Hoopili-kohina **Condition:** Excellent **Parking:** Assigned, Garage, Open - 3+ **Total Parking:** 4 **View:** None **Frontage:** Other **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