

## Hillside Terrace 2 98-1098 Komo Mai Drive Unit 70, Aiea 96701 \* Hillside Terrace 2 \*

**\$645,000**

|                                                                |                                                   |                                        |
|----------------------------------------------------------------|---------------------------------------------------|----------------------------------------|
| Beds: <b>2</b>                                                 | MLS#: <b>202408318, FS</b>                        | Year Built: <b>1974</b>                |
| Bath: <b>1/1</b>                                               | Status: <b>Active Under Contract</b>              | Remodeled: <b>2024</b>                 |
| Living Sq. Ft.: <b>1,161</b>                                   | List Date & DOM: <b>04-19-2024 &amp; 3</b>        | Total Parking: <b>2</b>                |
| Land Sq. Ft.: <b>325,567</b>                                   | Condition: <b>Above Average</b>                   | <a href="#">Assessed Value</a>         |
| Lanai Sq. Ft.: <b>246</b>                                      | Frontage: <b>Other</b>                            | Building: <b>\$191,400</b>             |
| Sq. Ft. Other: <b>0</b>                                        | Tax/Year: <b>\$114/2023</b>                       | Land: <b>\$398,400</b>                 |
| Total Sq. Ft. <b>1,407</b>                                     | Neighborhood: <b>Newtown</b>                      | Total: <b>\$589,800</b>                |
| Maint./Assoc. <b>\$685 / \$45</b>                              | <a href="#">Flood Zone</a> : <b>Zone X - Tool</b> | Stories / CPR: <b>Split Level / No</b> |
| Parking: <b>Assigned, Garage, Guest, Open - 1, Street</b>      | Frontage: <b>Other</b>                            |                                        |
| <a href="#">Zoning</a> : <b>11 - A-1 Low Density Apartment</b> | View: <b>Other, Sunrise</b>                       |                                        |

**Public Remarks:** Rarely available move in ready townhouse with 1 car enclosed garage with unit access and 1 additional parking stall #70. This is a great location and community with Newtown Rec Center access and amenities. This unit has good flow thru ventilation with a rear Trex lanai deck overlooking a landscaped greenbelt area. It includes new carpets, vinyl plank flooring, s/s appliances (new range/oven), remodeled kitchen with a pass thru/bar top, a smooth automatic roll up garage door, security screen front door and metal front door with a Kwikset digital lock, stone counters and much more. **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="#">98-1098 Komo Mai Drive 70</a> | <a href="#">\$645,000</a> | 2 & 1/1  | 1,161   \$556 | 325,567   \$2 | 246   | 65%  | 1  | 3   |

| Address                                   | Tax   Maint.   Ass.  | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|-------------------------------------------|----------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">98-1098 Komo Mai Drive 70</a> | \$114   \$685   \$45 | \$398,400     | \$191,400         | \$589,800      | 109%  | 1974 & 2024      |

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| <a href="#">98-1098 Komo Mai Drive 70</a> - MLS#: <a href="#">202408318</a> - Rarely available move in ready townhouse with 1 car enclosed garage with unit access and 1 additional parking stall #70. This is a great location and community with Newtown Rec Center access and amenities. This unit has good flow thru ventilation with a rear Trex lanai deck overlooking a landscaped greenbelt area. It includes new carpets, vinyl plank flooring, s/s appliances (new range/oven), remodeled kitchen with a pass thru/bar top, a smooth automatic roll up garage door, security screen front door and metal front door with a Kwikset digital lock, stone counters and much more. <b>Region:</b> Pearl City <b>Neighborhood:</b> Newtown <b>Condition:</b> Above Average <b>Parking:</b> Assigned, Garage, Guest, Open - 1, Street <b>Total Parking:</b> 2 <b>View:</b> Other, Sunrise <b>Frontage:</b> Other <b>Pool:</b> <b>Zoning:</b> 11 - A-1 Low Density Apartment <b>Sale Conditions:</b> None <b>Schools:</b> , , * <a href="#">Request Showing</a> , <a href="#">Photos</a> , <a href="#">History</a> , <a href="#">Maps</a> , <a href="#">Deed</a> , <a href="#">Watch List</a> , <a href="#">Tax Info</a> |
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DOM = Days on Market, Occ. = Occupancy, FL = Floor Number