Malina At Koa Ridge PH I 94-1180 Alaea Street Unit 602, Waipahu 96797 * Malina At Koa

Ridge PH I * \$422,044

Beds: **1** MLS#: **202408346**, **FS** Year Built: **2021**

Bath: 1/0 Status: Active Under Contract Remodeled:

Living Sq. Ft.: **535** List Date & DOM: **04-16-2024** & **21** Total Parking: **2**

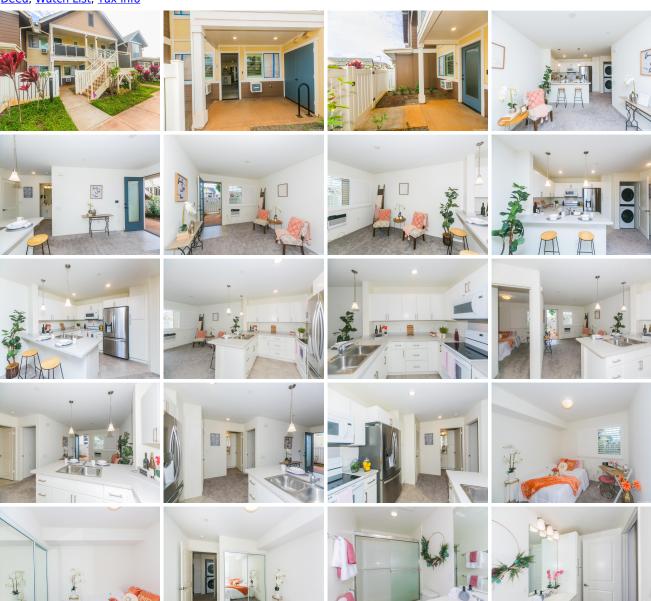
Land Sq. Ft.: 0 Condition: Excellent Assessed Value
Lanai Sq. Ft.: 73 Frontage: Building: \$318,500
Sq. Ft. Other: 0 Tax/Year: \$108/2023 Land: \$192,400
Total Sq. Ft. 608 Neighborhood: Koa Ridge Total: \$510,900

Maint./Assoc. **\$246 / \$71** Flood Zone: **Zone D - Tool** Stories / CPR: / **No**

Parking: Assigned, Guest, Open - 2 Frontage:

Zoning: 12 - A-2 Medium Density Apartme View: None

Public Remarks: Welcome to Malina at Koa Ridge! This charming ground floor townhome offers the perfect blend of comfort and convenience. Boasting 1 bedroom, 1 bath, & 2 assigned parking with a fenced-in courtyard, this unit provides a cozy retreat within the vibrant Koa Ridge community. Conveniently located near Costco and H2, this unit offers easy access to amenities and transportation. *Please note that buyers must qualify for the Department of Planning & Permitting (DPP) affordable housing program. This unit is available to households earning up to 120 percent of the AMI, subject to approval by the DPP. Per Chapter 3 of our 2010 AH Rules, buyers must agree to occupancy from November 10, 2021, through November 10, 2031. Showings only to buyers with lender certification of eligility. **ALSO, SALE WILL BE SUBJECT TO PROBATE APPROVAL. **Sale Conditions:** Probate **Schools:** Lehua, Highlands, Pearl City. * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info









Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
94-1180 Alaea Street 602	\$422,044	1 & 1/0	535 \$789	0 \$inf	73	99%	1	21

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
94-1180 Alaea Street 602	\$108 \$246 \$71	\$192,400	\$318,500	\$510,900	83%	2021 & NA

94-1180 Alaea Street 602 - MLS#: 202408346 - Welcome to Malina at Koa Ridge! This charming ground floor townhome offers the perfect blend of comfort and convenience. Boasting 1 bedroom, 1 bath, & 2 assigned parking with a fenced-in courtyard, this unit provides a cozy retreat within the vibrant Koa Ridge community. Conveniently located near Costco and H2, this unit offers easy access to amenities and transportation. *Please note that buyers must qualify for the Department of Planning & Permitting (DPP) affordable housing program. This unit is available to households earning up to 120 percent of the AMI, subject to approval by the DPP. Per Chapter 3 of our 2010 AH Rules, buyers must agree to occupancy from November 10, 2021, through November 10, 2031. Showings only to buyers with lender certification of eligility. **ALSO, SALE WILL BE SUBJECT TO PROBATE APPROVAL. Region: Waipahu Neighborhood: Koa Ridge Condition: Excellent Parking: Assigned, Guest, Open - 2 Total Parking: 2 View: None Frontage: Pool: Zoning: 12 - A-2 Medium Density Apartme Sale Conditions: Probate Schools: Lehua, Highlands, Pearl City * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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