

**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:  
 Sq. Ft. Other: **0**      Tax/Year: **\$108/2023**      Building: **\$318,500**  
 Total Sq. Ft. **608**      Neighborhood: **Koa Ridge**      Land: **\$192,400**  
 Maint./Assoc. **\$246 / \$71**      [Flood Zone](#): **Zone D - Tool**      Total: **\$510,900**  
 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 eligibility. \*\*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
<a href="#">94-1180 Alaea Street 602</a>	<a href="#">\$422,044</a>	1 & 1/0	535   \$789	0   \$inf	73	99%	1	21

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">94-1180 Alaea Street 602</a>	\$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 eligibility. \*\*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