91-1097 Hokua Street, Ewa Beach 96706 * $1,259,000 * Originally $1,280,000

Sold Price:	$1,269,000	Sold Date:	05-10-2023	Sold Ratio:	101%
Beds:	**4**	MLS#:	**202301595, FS**	Year Built:	**2019**
Bath:	**3/0**	Status:	**Sold**	Remodeled:	
Living Sq. Ft.:	**1,821**	List Date & DOM:	**02-01-2023** & **58**	Total Parking:	**2**
Land Sq. Ft.:	**4,032**	Condition:	**Excellent**	Assessed Value	
Lanai Sq. Ft.:	**0**	Frontage:	**Golf Course**	Building:	**$408,200**
Sq. Ft. Other:	**0**	Tax/Year:	**$249/2022**	Land:	**$546,500**
Total Sq. Ft.	**1,821**	Neighborhood:	**Ewa Gen Coral Ridge**	Total:	**$954,700**
Maint./Assoc.	**$0 / $0**	Flood Zone:	**Zone D - Tool**	Stories / CPR:	**Two / No**
Parking:	**2 Car, Garage, Street**			Frontage:	**Golf Course**
Zoning:	**05 - R-5 Residential District**			View:	**Golf Course**

Public Remarks: PRICE IMPROVEMENT! Plus **$5,000 CREDIT TO BUYER** MUST SEE! Rarely available GOLF COURSE FRONTAGE!! Welcome home to this amazing meticulously maintained single family home in the highly desirable neighborhood of Coral Ridge by Gentry. Enjoy watercolor evening sunsets from the fully fenced, low maintenance artificial grass back yard which flanks the 16th hole of Coral Creek Golf Course. The central air and ceiling fans in every room will keep you cool all year long. Custom blinds and drapery, upgraded luxury vinyl plank flooring give this home a polished look. The open concept design flows nicely between the living area and kitchen, making entertaining a breeze. The kitchen, with its neutral color scheme, ivory cabinets and stainless steel appliances feel fresh and inviting. Solar water heater helps to keep energy costs low. And added security with a Ring alarm system with exterior cameras. On the first floor, builder den option is a home office space that can be used as a 4th bedroom. **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
91-1097 Hokua Street	**$1,259,000**	4 & 3/0	1,821 | $691	4,032 | $312	58

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
91-1097 Hokua Street	$249 | $0 | $0	$546,500	$408,200	$954,700	132%	2019 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
91-1097 Hokua Street	$1,269,000	05-10-2023	101%	99%	VA

91-1097 Hokua Street - MLS#: 202301595 - Original price was $1,280,000 - PRICE IMPROVEMENT! Plus **$5,000 CREDIT TO BUYER** MUST SEE! Rarely available GOLF COURSE FRONTAGE!! Welcome home to this amazing meticulously maintained single family home in the highly desirable neighborhood of Coral Ridge by Gentry. Enjoy watercolor evening sunsets from the fully fenced, low maintenance artificial grass back yard which flanks the 16th hole of Coral Creek Golf Course. The central air and ceiling fans in every room will keep you cool all year long. Custom blinds and drapery, upgraded luxury vinyl plank flooring give this home a polished look. The open concept design flows nicely between the living area and kitchen, making entertaining a breeze. The kitchen, with its neutral color scheme, ivory cabinets and stainless steel appliances feel fresh and inviting. Solar water heater helps to keep energy costs low. And added security with a Ring alarm system with exterior cameras. On the first floor, builder den option is a home office space that can be used as a 4th bedroom. **Region:** Ewa Plain **Neighborhood:** Ewa Gen Coral Ridge **Condition:** Excellent **Parking:** 2 Car, Garage, Street **Total Parking:** 2 **View:** Golf Course **Frontage:** Golf Course **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market