

**Alii Court 4 91-204 Huluhana Place Unit 5, Ewa Beach 96706 \* \$742,000**

|                                                                |                                                                   |                                 |
|----------------------------------------------------------------|-------------------------------------------------------------------|---------------------------------|
| Beds: <b>3</b>                                                 | MLS#: <b>202407007, FS</b>                                        | Year Built: <b>1998</b>         |
| Bath: <b>2/1</b>                                               | Status: <b>Active Under Contract</b>                              | Remodeled: <b>2018</b>          |
| Living Sq. Ft.: <b>1,203</b>                                   | List Date & DOM: <b>03-25-2024 &amp; 13</b>                       | Total Parking: <b>2</b>         |
| Land Sq. Ft.: <b>3,792</b>                                     | Condition: <b>Excellent, Above Average</b>                        | <a href="#">Assessed Value</a>  |
| Lanai Sq. Ft.: <b>0</b>                                        | Frontage:                                                         | Building: <b>\$247,300</b>      |
| Sq. Ft. Other: <b>0</b>                                        | Tax/Year: <b>\$216/2023</b>                                       | Land: <b>\$494,100</b>          |
| Total Sq. Ft. <b>1,203</b>                                     | Neighborhood: <b>Ewa Gen Alii Court</b>                           | Total: <b>\$741,400</b>         |
| Maint./Assoc. <b>\$213 / \$50</b>                              | <a href="#">Flood Zone</a> : <b>Zone D - <a href="#">Tool</a></b> | Stories / CPR: <b>Two / Yes</b> |
| Parking: <b>2 Car, Garage</b>                                  | Frontage:                                                         |                                 |
| <a href="#">Zoning</a> : <b>11 - A-1 Low Density Apartment</b> | View: <b>None</b>                                                 |                                 |

**Public Remarks:** Nestled in the quiet, safe community of Alii Court 4, this detached 3 bed, 2-1/2 bath townhome offers a blend of sophistication and practicality. With a spacious 2-car garage with lots of built in storage, this residence boasts of the high quality construction that Gentry Homes is known for. Hard flooring throughout the home--ceramic tile and wood laminate. Custom tile work and quality cast iron bathtubs in the bathrooms, large primary suite with a walk-in closet, a backyard space perfect for outdoor gatherings. Holomua Elementary School is in walking distance. You can run that AC all day long with the 28 leased PV panels! Pay \$0/month for PREPAID electricity, just the \$25/month connection fee to HECO and about \$150/month for water. Super low HOA and association fee! Convenient, practical, sustainable, well-built and maintained - an ideal place to call home. Open house on 4/7, 2-5pm. **Sale Conditions:** None **Schools:** [Holomua](#), [Ilima](#), [Campbell](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

| Address                                 | Price                     | Bd & Bth | Living / Avg. | Land   Avg.   | DOM |
|-----------------------------------------|---------------------------|----------|---------------|---------------|-----|
| <a href="#">91-204 Hulihana Place 5</a> | <a href="#">\$742,000</a> | 3 & 2/1  | 1,203   \$617 | 3,792   \$196 | 13  |

| Address                                 | Tax   Maint.   Ass.  | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|-----------------------------------------|----------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">91-204 Huluhana Place 5</a> | \$216   \$213   \$50 | \$494,100     | \$247,300         | \$741,400      | 100%  | 1998 & 2018      |

**91-204 Hulihana Place 5** - MLS#: **202407007** - Nestled in the quiet, safe community of Alii Court 4, this detached 3 bed, 2-1/2 bath townhome offers a blend of sophistication and practicality. With a spacious 2-car garage with lots of built in storage, this residence boasts of the high quality construction that Gentry Homes is known for. Hard flooring throughout the home-- ceramic tile and wood laminate. Custom tile work and quality cast iron bathtubs in the bathrooms, large primary suite with a walk-in closet, a backyard space perfect for outdoor gatherings. Holomua Elementary School is in walking distance. You can run that AC all day long with the 28 leased PV panels! Pay \$0/month for PREPAID electricity, just the \$25/month connection fee to HECO and about \$150/month for water. Super low HOA and association fee! Convenient, practical, sustainable, well-built and maintained - an ideal place to call home. Open house on 4/7, 2-5pm. **Region:** Ewa Plain **Neighborhood:** Ewa Gen Alii Court **Condition:** Excellent, Above Average **Parking:** 2 Car, Garage **Total Parking:** 2 **View:** None **Frontage:** Pool: None **Zoning:** 11 - A-1 Low Density Apartment **Sale Conditions:** None **Schools:** [Holomua](#), [Ilima](#), [Campbell](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market