

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

Sold Price: \$742,000      Sold Date: 05-08-2024      Sold Ratio: 100%  
Beds: **3**      MLS#: **202407007, FS**      Year Built: **1998**  
Bath: **2/1**      Status: **Sold**      Remodeled: **2018**  
Living Sq. Ft.: **1,203**      List Date & DOM: **03-25-2024 & 14**      Total Parking: **2**  
Land Sq. Ft.: **3,792**      Condition: **Excellent, Above Average**      [Assessed Value](#)  
Lanai Sq. Ft.: **0**      Frontage:      Building: **\$247,300**  
Sq. Ft. Other: **0**      Tax/Year: **\$216/2023**      Land: **\$494,100**  
Total Sq. Ft. **1,203**      Neighborhood: **Ewa Gen Alii Court**      Total: **\$741,400**  
Maint./Assoc. **\$213 / \$50**      [Flood Zone](#): **Zone D - Tool**      Stories / CPR: **Two / Yes**  
Parking: **2 Car, Garage**      Frontage:      View: **None**  
[Zoning](#): **11 - A-1 Low Density Apartment**

**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 | 14  |

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

| Address                                 | Sold Price | Sold Date  | Sold Ratio | Original Ratio | Sold Terms |
|---|------------|------------|------------|----------------|------------|
| <a href="#">91-204 Hulihana Place 5</a> | \$742,000  | 05-08-2024 | 100%       | 100%           | VA 17000   |

[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