

Malina At Koa Ridge PH I 94-1180 Alaea Street Unit 602, Waipahu 96797 * \$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.	DOM
94-1180 Alaea Street 602	\$422,044	1 & 1/0	535 \$789	0 \$inf	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 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