

91-1101 Franklin D Roosevelt Avenue Unit 173, Kapolei 96707 * \$943,200

Beds: 3	MLS#: 202408648, FS	Year Built: 2024
Bath: 2/1	Status: Active	Remodeled:
Living Sq. Ft.: 1,581	List Date & DOM: 04-19-2024 & 28	Total Parking: 2
Land Sq. Ft.: 2,252	Condition: Excellent	Assessed Value
Lanai Sq. Ft.: 0	Frontage:	Building: \$0
Sq. Ft. Other: 58	Tax/Year: \$0/0	Land: \$0
Total Sq. Ft. 1,639	Neighborhood: Ag-indl-navy	Total: \$0
Maint./Assoc. \$258 / \$0	Flood Zone : Zone D - Tool	Stories / CPR: Two / Yes
Parking: 2 Car	Frontage:	
Zoning : 12 - A-2 Medium Density Apartme	View: Other	

Public Remarks: Own one of these brand new 3 bdrm, 2.5 bath homes in the new Ka'ulu by Gentry with good size lofts, 9" ceilings, designer soft-close cabinets; luxury vinyl planks & plush carpeting with your choice to upgrade flooring, Corian or Quartz countertops & many more. These contemporary, open floor plans & newly constructed quality homes offer energy saving features such as: spray foam insulation, central air - high efficiency rated SEER2 (16+)certified; low-E impact-resistant vinyl windows; 80 gallon solar water heating system; digital thermostat; LED lighting package; insulated roll-up garage door; (EV)electric vehicle ready; energy star appliances. Fabulous location, close to beaches, shopping, entertainment, restaurants, entrance to the freeway & much more. **Seller is offering a 3% credit of the Base sales price towards Buyers' closing costs & interest rate buy downs. ** This is a Plan 1 - Aukai model. Photos are of the model home and not the actual unit. Please come and see for yourself our 8 beautiful model homes (3 condominium single family homes and townhouses) for you to preview & enjoy! Model homes open daily from 10am-5pm except Mondays, 12noon-5pm. **Sale Conditions:** None **Schools:** [Barbers Point, Kapolei, Kapolei](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
91-1101 Franklin D Roosevelt Avenue 173	\$943,200	3 & 2/1	1,581 \$597	2,252 \$419	28

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
91-1101 Franklin D Roosevelt Avenue 173	\$0 \$258 \$0	\$0	\$0	\$0	inf%	2024 & NA

[91-1101 Franklin D Roosevelt Avenue 173](#) - MLS#: [202408648](#) - Own one of these brand new 3 bdrm, 2.5 bath homes in the new Ka'ulu by Gentry with good size lofts, 9" ceilings, designer soft-close cabinets; luxury vinyl planks & plush carpeting with your choice to upgrade flooring, Corian or Quartz countertops & many more. These contemporary, open floor plans & newly constructed quality homes offer energy saving features such as: spray foam insulation, central air - high efficiency rated SEER2 (16+)certified; low-E impact-resistant vinyl windows; 80 gallon solar water heating system; digital thermostat; LED lighting package; insulated roll-up garage door; (EV)electric vehicle ready; energy star appliances. Fabulous location, close to beaches, shopping, entertainment, restaurants, entrance to the freeway & much more. **Seller is offering a 3% credit of the Base sales price towards Buyers' closing costs & interest rate buy downs. ** This is a Plan 1 - Aukai model. Photos are of the model home and not the actual unit. Please come and see for yourself our 8 beautiful model homes (3 condominium single family homes and townhouses) for you to preview & enjoy! Model homes open daily from 10am-5pm except Mondays, 12noon-5pm. **Region:** Ewa Plain **Neighborhood:** Ag-indl-navy **Condition:** Excellent **Parking:** 2 Car **Total Parking:** 2 **View:** Other **Frontage:** Pool: None **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** [Barbers Point, Kapolei, Kapolei](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market