



Munro Murdock

Broker, Property Manager, MBA - Elite Pacific Properties
Hawaii Luxury Real Estate Sales and Vacation Rentals

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Residential Client Full

1-9-1-056-002-003792-1001 Aliinui Dr #10A, Kapolei 96707
MLS#: 201621929 Region: Ewaplain Bldg Nm: Kai Lani List Price: \$715,000
Status: Active Nghbrhd: KO OLINA Fee Options:
Lnd Tenure: FS - Fee Simple



General Information

Prop Type: Condo/Townhouse
Style: Townhouse
Prop Cond: Excellent

DOM: 55
Furnished: Full
Fract Own: No

Sqft Information

Grg/Car Sqft:
Sqft Liv: 1,244
Lanai Sqft: 78
Sqft Oth:
Total Sqft: 1,322
Lot Acres:

Bldg Information

Beds: 2
Baths: 2/0
New Dev: No
Ttl Park: 2
Stories: Two
Year Built: 2003

School Information

Elem: Barbers Point
Middle: Kapolei
High: Kapolei

Additional Information

View: None, Garden
Zoning: 11 - A-1 Low Density Apartment
Flood Zone: Zone D
Prop Frnt: Other
Land Recorded: Regular System

Listing/Office Information

Listing Date: 08/22/16
Possession: At Closing
Office: Locations LLC Corp Office Lic #: RB-17095

Remarks

Pub Rmks: Your home in Paradise ! Beautiful, impeccably maintained unit overlooking lush landscaping, pool, and just a stone's throw from the ocean. Enjoy nice sunset views from your lanai. Stroll around Ko Olina a vibrant and fun community!

Association/Condo Information

Assoc Fees: \$82.00 Ttl Mon Fees: \$768.00
Maintenance Fee: \$516.36 Fee Includes: Sewer, Water
Oth Fees Mthy: \$170 Oth Mthy Fees Incl: Maintenance
Condo Park Unit: 10A Condo Prp Reg: Floor #: 2
Unit Features: Central AC, Corner/End, Even# Unit
Owner Occpncy%: 12 # Elevators:
Mgmt Co: Hawaiian Prop. Mgmt Co #: 539-9777
Community Assn: Assoc Phone:
Public Report #:

Features

Story Type: Two Road Frontage:
Parking: Assigned, Covered - 1, Open - 1
Roofing: Flooring: Ceramic Tile, Laminate
Topography: Construction: Concrete, Double Wall, Slab
Security Feat: Gated Community, Key
Amenities: BBQ, Club House, Pool, Recreation Room, Resident Manager, Whirlpool
Inclusions: AC Central, Blinds, Cable TV, Ceiling Fan, Dishwasher, Disposal, Dryer, Microwave, Range/Oven, Refrigerator, Smoke Detector, Washer
Exclusions: Other
Disclosures: None, Property Disclosure Stmt

Room Information

Room	Lvl	Description	Room	Lvl	Description
Atrium	M		Dining Room	M	
Living Room	M		Lanai, Open	M	
Kitchen Nook	M		Full Bathroom	M	

Tax & Financial Information

TMK: 1-9-1-056-002-0037
Taxes/Mnthly: \$203 Tax Assess Imp: \$553,700 Terms Acceptable: Cash, Conventional
Tax Year: 2016 Tax Assess Lnd: \$126,200 Rent Inc Mthy:
Home Exempt: 0 Tax Assess Tot: \$679,900 Spcl Sales Cond: None

Click on the arrow to view Additional Photos





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1-9-1-056-002-010792-1001 Aliinui Dr #28C, Kapolei 96707

MLS#: 201622519
Status: Active
Lead Tenure: FS - Fee Simple

Region: Ewaplain Bldg Nm: Kai Lani
Nghbrhd: KO OLINA
Fee Options:

List Price: \$725,000



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General Information

Prop Type: Condo/Townhouse
Style: Townhouse
Prop Cond: Average

DOM: 42
Furnished: Partial
Fract Own: No

Sqft Information

Grg/Car Sqft:
Sqft Liv: 1,244
Lanai Sqft: 78
Sqft Oth:
Total Sqft: 1,322
Lot Acres:

Bldg Information

Beds: 2
Baths: 2/0
New Dev: No
Ttl Park: 2
Stories:
Year Built: 2003

School Information

Elem:
Middle:
High:

Additional Information

View: Garden
Zoning: 11 - A-1 Low Density Apartment
Flood Zone: Zone D
Prop Frnt: Ocean, Other, Preservation
Land Recorded: Regular System

Listing/Office Information

Listing Date: 09/04/16
Possession: 45 Days or Less, At Closing
Office: Kobatake Realty LLC
Co-List Office: Kobatake Realty LLC

Corp Office Lic #: RB-14925

Remarks

Pub Rmks: HUGE PRICE REDUCTION!! Beautiful Kai Lani with its expansive green areas and immaculate grounds, close proximity to the beach, resort amenities, and everything that Ko'olina has to offer! This unit has a fantastic location, away from the street noise, min. community traffic, and a short walk to the pool/beach. Owner's have transformed the typical Kai Lani unit into a unique, loft style home with brick detailing, industrial hardware and laminate wood floors. These upgrades, complemented by high ceilings, open floor plan, and 2nd story location make this the perfect buy. Central AC replaced in 2014.

Association/Condo Information

Assoc Fees:
Maintenance Fee: \$768.00
Oth Fees Mthy:
Condo Park Unit: G, 123
Unit Features: Central AC, Corner/End
Owner Occpncy%: 12
Mgmt Co: Hawaiiana
Community Assn:
Public Report #:

Ttl Mon Fees: \$768.00
Fee Includes: Other Common Expenses, Sewer, Water
Oth Mthy Fees Incl: None
Condo Prp Reg:

Floor #: 2

Elevators:
Mgmt Co #: 593-9777
Assoc Phone:

Features

Parking: Assigned, Covered - 1, Garage, Guest, Open

Flooring: Ceramic Tile, Laminate
Construction: Double Wall

Roofing:
Topography:
Security Feat: Gated Community
Amenities: Club House, Patio/Deck, Pool, Whirlpool
Inclusions: Auto Garage Door Opener, Blinds, Ceiling Fan, Dishwasher, Disposal, Drapes, Dryer, Range/Oven, Refrigerator, Smoke Detector, Washer
Disclosures: Pets Allowed (Verify), Property Disclosure Stmt

Tax & Financial Information

TMK: 1-9-1-056-002-0107
Taxes/Mnthly: \$214
Tax Year: 2015
Home Exempt: 80000
Tax Assess Imp: \$591,100
Tax Assess Lnd: \$126,200
Tax Assess Tot: \$717,300

Terms Acceptable: Cash, Conventional
Rent Inc Mthy:
Spcl Sales Cond: None

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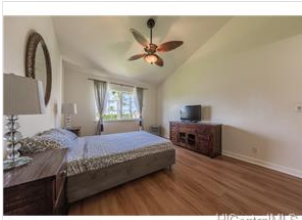
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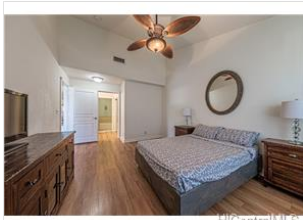
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Not the view from the unit but distance is about the same to the beach.



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1-9-1-056-002-0001 92-1001 Aliinui Dr #1A, Kapolei 96707

MLS#: 201605854
 Status: Active
 Land Tenure: FS - Fee Simple

Region: Ewaplain Bldg Nm: Kai Lani
 Nghbrhd: KO OLINA
 Fee Options:

List Price: \$770,000



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General Information

Prop Type:	Condo/Townhouse	DOM:	206
Style:	Townhouse	Furnished:	
Prop Cond:	Above Average	Fract Own:	No
<u>Sqft Information</u>		<u>Bldg Information</u>	
Grg/Car Sqft:		Beds:	2
Sqft Liv:	1,244	Baths:	2/0
Lanai Sqft:	78	New Dev:	No
Sqft Oth:		Ttl Park:	2
Total Sqft:	1,322	Stories:	
Lot Acres:		Year Built:	2003
<u>Additional Information</u>			
View:	Golf Course, Ocean, Sunrise, Sunset		
Zoning:	11 - A-1 Low Density Apartment		
Flood Zone:	Zone D		
Prop Frnt:	Ocean, Preservation		
Land Recorded:	Land Court		

Listing/Office Information

Listing Date: 03/24/16
 Possession: 45 Days or More, At Closing
 Office: Horita Realty LLC
 Corp Office Lic #: RB-21153

Remarks

Pub Rmks: One rarely available unit in Kai Lani to have an Ocean and Golf Course view! Resort style living at its best! Unit is located on the Southeast corner of Kai Lani so all views out most windows are neighboring building free. Unit features new stainless kitchen appliances as well (refrig, microwave, range/oven, dishwasher). Kai Lani is a gated townhouse community abutting preservation land and the ocean on the Southeast corner of Oahu. Besides on site amenities, mo. fees incl. membership to the Ko Olina Beach & Sports Club. Buyer to participate in Seller's 1031 Exchange at no cost to Buyer.

Association/Condo Information

Assoc Fees:		Ttl Mon Fees:	\$769.00
Maintenance Fee:	\$768.88	Fee Includes:	Other Common Expenses, Sewer, Water
Oth Fees Mthy:		Oth Mthy Fees Incl:	Association, Maintenance, Other
Condo Park Unit:	6 & Gar	Condo Prp Reg:	Floor #: 2
Unit Features:	Central AC, Corner/End, Single Level	# Elevators:	
Owner Occpncy%:	12	Mgmt Co #:	539-9777
Mgmt Co:	Hawaiian Properties	Assoc Phone:	676-5014
Community Assn:	Kai Lani	Total Units:	
Public Report #:			
Developer/Bldr:	Armstrong		

Features

Parking: Assigned, Covered - 1, Garage, Guest, Open - 1, Secured Entry
 Roofing: Ceramic Tile, W/W Carpet
 Topography: Construction: Above Ground, Double Wall, Slab
 Security Feat: Card, Gated Community
 Amenities: BBQ, Patio/Deck, Pool, Resident Manager
 Inclusions: AC Central, Auto Garage Door Opener, Blinds, Dishwasher, Disposal, Dryer, Home Warranty, Microwave, Range/Oven, Refrigerator, Smoke Detector, Washer
 Disclosures: 1031 Exchange, Property Disclosure Stmt

Tax & Financial Information

TMK:	1-9-1-056-002-0001		
Taxes/Mnthly:	\$209	Tax Assess Imp:	\$591,100
Tax Year:	2015	Tax Assess Lnd:	\$126,200
Home Exempt:	0	Tax Assess Tot:	\$717,300
Terms Acceptable:	Cash, Conventional		
Rent Inc Mthy:			
Spcl Sales Cond:	None		

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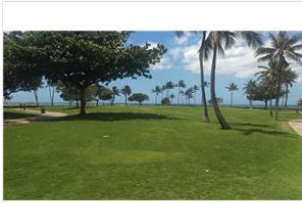


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Sunset view off lanai.



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Landing at Lagoon 4 where classes like yoga are held.



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Alternate shot of Lagoon 4.



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Lagoon 4, public park and where some of the Ko Olina Beach and Sports Club classes are held.

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1-9-1-056-002-0075 92-1001 ALIINUI Dr #20C, KAPOLEI 96707

MLS#: 201600322
Status: Active
Lnd Tenure: FS - Fee Simple

Region: Ewaplain Bldg Nm: KAI LANI
Nghbrhd: KO OLINA
Fee Options:

List Price: \$890,000



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General Information

Prop Type: Condo/Townhouse DOM: 283
Style: Low-Rise 6 or Less Stories, Townhouse Furnished: Full
Prop Cond: Excellent Fract Own: No
Sqft Information Bldg Information School Information
Grg/Car Sqft: Beds: 2 Elem: Barbers Point
Sqft Liv: 1,244 Baths: 2/0 Middle: Kapolei
Lanai Sqft: New Dev: No High: Kapolei
Sqft Oth: Ttl Park: 2
Total Sqft: 1,244 Stories:
Lot Acres: Year Built:2003

Additional Information

View: Ocean
Zoning: 11 - A-1 Low Density Apartment
Flood Zone: Zone D
Prop Frnt: Preservation
Land Recorded: Land Court

Listing/Office Information

Listing Date: 01/07/16
Possession: At Closing
Office: Sunny Isles Properties, Inc Corp Office Lic #: RB-14017

Remarks

Pub Rmks: Fantastic unobstructed Ocean View ! Beautifully fully furnished with high end furniture from C S Wo for you to move in immediately. The TV stand, desk and cabinet in the living room are certified antiques. Live in this gated community in peace and quiet yet be able to enjoy the beach, shopping, and restaurants nearby. Unit has granite kitchen and bathroom counters and stainless steel appliances. Seller Motivated ! please submit pre-qual letter with the offer

Association/Condo Information

Assoc Fees: Ttl Mon Fees: \$768.00
Maintenance Fee: \$768.50 Fee Includes:
Oth Fees Mthy: 85 Oth Mthy Fees Incl: Other Floor #: 2
Condo Park Unit: 85
Unit Features: Even# Unit
Owner Occpncy%: 12 # Elevators:
Mgmt Co: HI PROPERTIES Mgmt Co #: 539-9547
Community Assn: Assoc Phone:
Public Report #:

Features

Parking: Covered - 1, Garage, Open - 1
Roofing: Flooring: Ceramic Tile, Hardwood, W/W Carpet
Topography: Construction: Above Ground, Double Wall, Slab, Steel Frame
Security Feat: Card, Gated Community, Key
Amenities: BBQ, Patio/Deck, Pool, Resident Manager, Walking/Jogging Path, Whirlpool
Inclusions: AC Central, Auto Garage Door Opener, Blinds, Ceiling Fan, Dishwasher, Disposal, Dryer, Microwave, Range/Oven, Refrigerator, Smoke Detector, Washer
Disclosures: Property Disclosure Stmt

Tax & Financial Information

TMK: 1-9-1-056-002-0075
Taxes/Mnthly: \$203 Tax Assess Imp: \$659,100 Terms Acceptable: Cash, Conventional
Tax Year: 2015 Tax Assess Lnd: \$123,200 Rent Inc Mthy:
Home Exempt: 0 Tax Assess Tot: \$782,300 Spcl Sales Cond: None

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1-9-1-056-002-009992-1001 Aliinui Dr #26C, Kapolei 96707

List Price: \$899,000

MLS#: 201622173
Status: Active
Lnd Tenure: FS - Fee Simple

Region: Ewaplain Bldg Nm: Kai Lani
Nghbrhd: KO OLINA
Fee Options:



General Information

Prop Type: Condo/Townhouse
Style: Townhouse
Prop Cond: Excellent

DOM: 52
Furnished:
Fract Own: No

Sqft Information

Grg/Car Sqft:
Sqft Liv: 1,244
Lanai Sqft:
Sqft Oth:
Total Sqft: 1,244
Lot Acres:

Bldg Information

Beds: 2
Baths: 2/0
New Dev: No
Ttl Park: 2
Stories: Two
Year Built: 2003

School Information

Elem:
Middle:
High:

Additional Information

View: Ocean, Sunset
Zoning: 11 - A-1 Low Density Apartment
Flood Zone: Zone D
Land Recorded: Land Court

Recent: 10/08/2016 : DECR : \$924,000->\$899,000

Listing/Office Information

Listing Date: 08/25/16
Possession: At Closing
Office: Coldwell Banker Pacific Prop. Corp Office Lic #: RB-16781
Co-List Office: Coldwell Banker Pacific Prop.

Remarks

Pub Rmks: Enjoy the lifestyle that this direct oceanfront 2 bedrooms and 2 bathrooms unit at Kai Lani has to offer with upgraded flooring in living room, bedrooms and bathrooms. Granite counter top, walk in closet, chair rails wall trim, plantation shutters. The list goes on and on. Have Four Seasons and Disney as your neighbors. Amazing amenities like gym, basketball & tennis courts, 18 hole golf course, marina, restaurants, grocery & four sparkling blue lagoons. Live the lifestyle you have always dreamed of.

Association/Condo Information

Assoc Fees: Maintenance Fee: \$768.00
Oth Fees Mthy: 115
Condo Park Unit: Central AC, Even# Unit
Unit Features: 12
Owner Occpncy%: 12
Mgmt Co: HI Properties
Community Assn: KOCA
Public Report #:
Ttl Mon Fees: \$768.00
Fee Includes: Sewer, Water
Oth Mthy Fees Incl:
Condo Prp Reg:
Floor #: 2
Elevators:
Mgmt Co #: 539-9797
Assoc Phone: 671-2512

Features

Story Type: Two
Parking: Assigned, Garage, Open - 1
Roofing:
Topography:
Security Feat: Gated Community, Key, Security Patrol
Amenities: BBQ, Exercise Room, Patio/Deck, Pool, Resident Manager, Restaurant, Tennis Court, Walking/Jogging Path, Whirlpool
Inclusions: AC Central, Auto Garage Door Opener, Ceiling Fan, Chandelier, Dishwasher, Disposal, Dryer, Microwave Hood, Microwave, Range/Oven, Refrigerator, Smoke Detector, Washer
Disclosures: 1031 Exchange
Road Frontage:
Flooring: Ceramic Tile, W/W Carpet
Construction: Above Ground, Double Wall, Slab

Tax & Financial Information

TMK: 1-9-1-056-002-0099
Taxes/Mnthly: \$238 Tax Assess Imp: \$691,200 Terms Acceptable: Cash, Conventional, Seller Financing, VA
Tax Year: 2016 Tax Assess Lnd: \$126,200 Rent Inc Mthy:
Home Exempt: 0 Tax Assess Tot: \$817,400 Spcl Sales Cond: None

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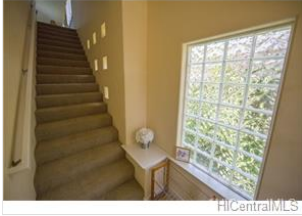
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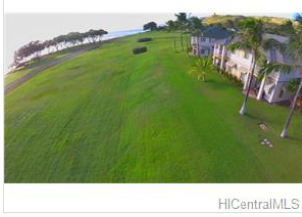
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1-9-1-056-002-007292-1001 Aliinui Dr #19D, Kapolei 96707

MLS#: 201620098
Status: Active
Land Tenure: FS - Fee Simple

Region: Ewaplain Bldg Nm: Kai Lani
Nghbrhd: KO OLINA
Fee Options:

List Price: \$925,000



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General Information

Prop Type: Condo/Townhouse
Style: Townhouse
Prop Cond: Excellent

DOM: 70
Furnished:
Fract Own: No

Sqft Information

Grg/Car Sqft:
Sqft Liv: 1,320
Lanai Sqft: 67
Sqft Oth:
Total Sqft: 1,387
Lot Acres:

Bldg Information

Beds: 3
Baths: 2/0
New Dev: No
Ttl Park: 2
Stories: One
Year Built: 2003

School Information

Elem:
Middle:
High:

Additional Information

View: Coastline, Mountain, Ocean, Sunset
Zoning: 11 - A-1 Low Density Apartment
Flood Zone: Zone D
Land Recorded: Land Court

Listing/Office Information

Listing Date: 08/07/16
Possession: Subject to Rental Lease
Office: Paradise Island Properties LLC
Co-List Office: Paradise Island Properties LLC
Corp Office Lic #: RB-15760

Remarks

Pub Rmks: Quiet, Nestled, location with views of ocean and expansive green area! This location sits behind retaining wall , so affords peaceful privacy, and spacious lawn. Interior has been well cared for! Kai Lani is a short walk from the New Four Seasons, and Disney's Aulani. Ownership includes membership in the Ko Olina Sports club with many classes and amenities. Easy in and out to the highway, from Kai Lani it is the first residential development in the resort . Tenant has a lease until the end of September, but would be interested in remaining in the property

Association/Condo Information

Assoc Fees: Ttl Mon Fees: \$796.00
Maintenance Fee: \$796.00
Oth Fees Mthy: Fee Includes: Other Common Expenses, Sewer, Water
Condo Park Unit: garage/as: Condo Prp Reg: Floor #: 1
Unit Features: Bedroom on 1st Level, Central AC, Corner/End, Full Bath on 1st Floor, Ground Floor Unit, Odd# Unit, Single Level, Storage
Owner Occpncy%: 12 # Elevators:
Mgmt Co: Hawaiian Properties Mgmt Co #: 808 539-9547
Community Assn: KOCA Assoc Phone: 808 671-2512
Public Report #:

Features

Story Type: One Road Frontage:
Parking: Assigned, Covered - 1, Garage, Guest, Open - 1
Roofing: Flooring: Ceramic Tile, W/W Carpet
Topography: Construction: Concrete, Double Wall, Masonry/Stucco, Slab, Steel f
Security Feat: Card, Gated Community, Key, Security Patrol, Video
Amenities: BBQ, Club House, Meeting Room, Patio/Deck, Pool, Resident Manager, Storage, Whirlpool
Inclusions: AC Central, Auto Garage Door Opener, Cable TV, Ceiling Fan, Chandelier, Dishwasher, Disposal, Drapes, Dryer, Microwave Hood, Microwave, Range/Oven, Refrigerator, Smoke Detector, Washer
Disclosures: Licensed Owner, Pets Allowed (Verify), Property Disclosure Stmt

Tax & Financial Information

TMK: 1-9-1-056-002-0072
Taxes/Mnthly: \$237 Tax Assess Imp: \$671,300 Terms Acceptable: Cash, Conventional, VA
Tax Year: 2015 Tax Assess Lnd: \$134,000 Rent Inc Mthy:
Home Exempt: 0 Tax Assess Tot: \$805,300 Spcl Sales Cond: None

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1-9-1-056-002-0041 92-1001 Aliinui Dr #11A, Kapolei 96707

MLS#: 201623122
 Status: Pending
 Land Tenure: FS - Fee Simple

Region: Ewaplain Bldg Nm: Kai Lani
 Nghbrhd: KO OLINA
 Fee Options:

List Price: \$699,999



HiCentralMLS

General Information

Prop Type:	Condo/Townhouse	DOM:	30
Style:	Low-Rise 6 or Less Stories, Walk-Up	Furnished:	Full
Prop Cond:	Above Average, Excellent	Fract Own:	No
<u>Sqft Information</u>		<u>Bldg Information</u>	
Grg/Car Sqft:	190	Beds:	2
Sqft Liv:	1,244	Baths:	2/0
Lanai Sqft:	78	New Dev:	No
Sqft Oth:		Ttl Park:	2
Total Sqft:	1,322	Stories:	One
Lot Acres:		Year Built:	2003
		<u>School Information</u>	
		Elem:	Barbers Point
		Middle:	Kapolei
		High:	Kapolei

Additional Information

View: Ocean, Sunset
 Zoning: 11 - A-1 Low Density Apartment
 Flood Zone: Zone D
 Prop Frnt: Other
 Land Recorded: Land Court

Recent: 10/12/2016 : PEND : A->P

Listing/Office Information

Listing Date: 09/12/16
 Possession: At Closing
 Office: Ko Olina Realty, LLC Corp Office Lic #: RB-17199
 Co-List Office: Ko Olina Realty, LLC

Remarks

Pub Rmks: Price to sell! This is the lowest price in beautiful Kai Lani and it has ocean views! This enchanted 2 bedrooms / 2 bath fully furnished with tropical flair is the perfect Hawaiian home for your primary residence, second home or a vacation rental. New five star hotels, shops and restaurants just steps away. Ko Olina Golf Course is the home of the LPGA. Ask about the Ko Olina Club card included in the HOA fees. The activities are to numerous to list. KO Olina for a day, a week, a lifetime...

Association/Condo Information

Assoc Fees:	\$153.00	Ttl Mon Fees:	\$768.00
Maintenance Fee:	\$516.00	Fee Includes:	Other Common Expenses, Sewer, Water
Oth Fees Mthy:	\$99	Oth Mthy Fees Incl:	Association, Maintenance, Other, Sewer
Condo Park Unit:	2	Condo Prp Reg:	Floor #: 2
Unit Features:	Central AC, Corner/End		
Owner Occpncy%:	41	# Elevators:	
Mgmt Co:	Hawaiian	Mgmt Co #:	808-536-3511
Community Assn:	KOCA	Assoc Phone:	808-671-2512
Public Report #:			
Developer/Bldr:	Armstrong	Total Units:	

Features

Story Type: One
 Parking: Assigned, Covered - 1, Garage, Open - 1, Secured Entry
 Roofing:
 Topography:
 Security Feat: Gated Community, Key, Security Patrol, Video
 Amenities: Other, Patio/Deck, Pool, Recreation Area, Resident Manager, Storage, Whirlpool
 Inclusions: Auto Garage Door Opener, Blinds, Ceiling Fan, Chandelier, Convection Oven, Dishwasher, Disposal, Dryer, Kitchenware, Linens, Microwave, Range/Oven, Refrigerator, Smoke Detector, Washer
 Exclusions: Other
 Disclosures: Pets Allowed (Verify), Property Disclosure Stmt

Tax & Financial Information

TMK:	1-9-1-056-002-0041			Terms Acceptable:	Cash, Conventional
Taxes/Mnthly:	\$213	Tax Assess Imp:	\$553,700	Rent Inc Mthy:	
Tax Year:	2016	Tax Assess Lnd:	\$126,200	Spcl Sales Cond:	None
Home Exempt:	0	Tax Assess Tot:	\$679,900		

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1-9-1-056-002-004392-1001 Aliinui Dr #11C, Kapolei 96707

MLS#: 201517537
 Status: **Sold**
 Land Tenure: FS - Fee Simple

Region: Ewaplain Bldg Nm: Kai Lani
 Nghbrhd: KO OLINA
 Fee Options:

Sold Price: **\$625,000**
 List Price: **\$679,000**



HiCentralMLS

General Information

Prop Type: Condo/Townhouse
 Style: Low-Rise 6 or Less Stories
 Prop Cond: Above Average

DOM: 108
 Furnished: Full
 Fract Own: No

Sqft Information

Grg/Car Sqft:
 Sqft Liv: 1,244
 Lanai Sqft:
 Sqft Oth:
 Total Sqft: 1,244
 Lot Acres:

Bldg Information

Beds: 2
 Baths: 2/0
 New Dev: No
 Ttl Park: 2
 Stories:
 Year Built: 2003

School Information

Elem:
 Middle:
 High:

Additional Information

View: Sunset
 Zoning: 11 - A-1 Low Density Apartment
 Flood Zone: Zone D
 Prop Frnt: Other
 Land Recorded: Land Court

Listing/Office Information

Listing Date: 09/21/15
 Possession: At Closing
 Office: Ko Olina Realty, LLC
 Co-List Office: Ko Olina Realty, LLC

Corp Office Lic #: RB-17199

Remarks

Pub Rmks: This may be the best deal dollar for dollar in Ko Olina Resort! Furnished, never used as a rental, original owners vacation/second home. Developer upgrades throughout! Walking distance to secret beach, shopping, restaurants and lagoons. Ask about the Ko Olina Club card. PURE PARADISE FOR A DAY, A WEEK OR A LIFETIME

Association/Condo Information

Assoc Fees: \$78.00
 Maintenance Fee: \$506.42
 Oth Fees Mthy: \$166
 Condo Park Unit: 49
 Unit Features: Central AC, Corner/End
 Owner Occpncy%: 12
 Mgmt Co: Hawaiian
 Community Assn:
 Public Report #:

Ttl Mon Fees: \$750.00
 Fee Includes: Sewer, Water
 Oth Mthy Fees Incl: Association, Maintenance
 Condo Prp Reg:

Floor #: 2

Features

Parking: Assigned, Garage, Open - 1, Secured Entry
 Roofing:
 Topography:
 Security Feat: Card, Gated Community, Key, Security Patrol
 Amenities: BBQ, Patio/Deck, Pool, Resident Manager, Walking/Jogging Path, Whirlpool
 Inclusions: AC Central, Auto Garage Door Opener, Blinds, Cable TV, Ceiling Fan, Dishwasher, Disposal, Dryer, Kitchenware, Microwave Hood, Microwave, Range/Oven, Refrigerator, Smoke Detector, Washer
 Disclosures: Pets Allowed (Verify), Property Disclosure Stmt

Tax & Financial Information

TMK: 1-9-1-056-002-0043
 Taxes/Mnthly: \$203 Tax Assess Imp: \$571,700 Terms Acceptable: Cash, Conventional
 Tax Year: 2015 Tax Assess Lnd: \$123,200 Rent Inc Mthy:
 Home Exempt: 0 Tax Assess Tot: \$694,900 Spcl Sales Cond: None

Sold Information

Sold Date: 01/21/16 ACS Date: 12/17/15 Sold Price: **\$625,000** DOM: 108
 Buy Off: Hawaii Realty International
 Concessions: Buyer Financing: Cash

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1-9-1-056-002-002992-1001 Aliinui Dr #8A, Kapolei 96707

MLS#: 201521413
 Status: **Sold**
 Lnd Tenure: FS - Fee Simple

Region: Ewaplain Bldg Nm: Kai Lani
 Nghbrhd: KO OLINA
 Fee Options:

Sold Price: **\$598,000**
 List Price: **\$598,000**



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General Information

Prop Type: Condo/Townhouse DOM: 68
 Style: Low-Rise 6 or Less Stories, Walk-Up Furnished: Partial
 Prop Cond: Excellent Fract Own: No

Sqft Information

Grg/Car Sqft:
 Sqft Liv: 1,244
 Lanai Sqft:
 Sqft Oth:
 Total Sqft: 1,244
 Lot Acres:

Bldg Information

Beds: 2
 Baths: 2/0
 New Dev: No
 Ttl Park: 2
 Stories: Two
 Year Built: 2003

School Information

Elem: Barbers Point
 Middle: Kapolei
 High: Kapolei

Additional Information

View: Garden
 Zoning: 11 - A-1 Low Density Apartment
 Flood Zone: Zone D
 Prop Frnt: Other
 Land Recorded: Land Court

Listing/Office Information

Listing Date: 11/18/15
 Possession: At Closing
 Office: Ko Olina Realty, LLC Corp Office Lic #: RB-17199

Remarks

Pub Rmks: **LOWEST PRICE in Kai Lani!** New carpet, paint, stove and microwave. Beautiful location enjoy looking at the Plumeria trees from your living room window and the beautiful Kai Lani Pool. Walk to the secret beach to see the amazing sunsets. Great second home or vacation rental. Offering 4 pristine blue lagoons for swimming, paddle boarding, snorkeling, plus tennis, golf, yoga on the beach and much more! Ask about the Ko Olina Club included in your HOA fees. KO Olina Resort Pure Paradise for a day, a week, a lifetime...

Association/Condo Information

Assoc Fees: \$78.00	Ttl Mon Fees: \$749.00		
Maintenance Fee: \$506.00	Fee Includes: Other Common Expenses, Sewer, Water		
Oth Fees Mthly: \$165	Oth Mthly Fees Incl: Maintenance, Other		
Condo Park Unit: 34	Condo Prp Reg:	Floor #:	2
Unit Features: Central AC, Corner/End			
Owner Occpncy%: 12	# Elevators: 0		
Mgmt Co: HAWAIIAN	Mgmt Co #: 808-536-3511		
Community Assn: KOCA	Assoc Phone: -671-2512		
Public Report #: 4,728			
Developer/Bldr: Armstrong			

Features

Story Type: Two Road Frontage:
 Parking: Assigned, Covered - 1, Garage, Open - 1, Secured Entry
 Roofing: Flooring: Ceramic Tile, W/W Carpet
 Topography: Construction: Above Ground, Double Wall, Steel Frame
 Security Feat: Gated Community, Security Patrol, Video
 Amenities: BBQ, Club House, Patio/Deck, Pool, Resident Manager, Whirlpool
 Inclusions: AC Central, Auto Garage Door Opener, Ceiling Fan, Dishwasher, Dryer, Microwave Hood, Range/Oven, Refrigerator, Smoke Detector, Washer
 Disclosures: Non Resident Owner, Pets Allowed (Verify), Property Disclosure Stmt

Tax & Financial Information

TMK: 1-9-1-056-002-0029			Terms Acceptable: Cash, Conventional
Taxes/Mnthly: \$250	Tax Assess Imp: \$589,000		Rent Inc Mthly:
Tax Year: 2015	Tax Assess Lnd: \$123,200		Spcl Sales Cond: None
Home Exempt: 0	Tax Assess Tot: \$712,200		

Sold Information

Sold Date: 01/29/16 ACS Date: 12/17/15 Sold Price: **\$598,000** DOM: 68
 Buy Off: Ko Olina Realty, LLC
 Concessions: Buyer Financing: Conventional

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1-9-1-056-002-006392-1001 Aliinui Dr #17C, Kapolei 96707

MLS#: 201521453
 Status: **Sold**
 Lnd Tenure: FS - Fee Simple

Region: Ewaplain Bldg Nm: Kai Lani
 Nghbrhd: KO OLINA
 Fee Options:

Sold Price: **\$650,000**
 List Price: \$650,000



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General Information

Prop Type: Condo/Townhouse DOM: 84
 Style: Low-Rise 6 or Less Stories, Walk-Up Furnished: Partial
 Prop Cond: Above Average Fract Own: No
Sqft Information Bldg Information School Information
 Grg/Car Sqft: Beds: 2 Elem: Barbers Point
 Sqft Liv: 1,244 Baths: 2/0 Middle: Kapolei
 Lanai Sqft: 78 New Dev: No High: Kapolei
 Sqft Oth: Ttl Park: 2
 Total Sqft: 1,322 Stories: One
 Lot Acres: Year Built: 2003

Additional Information

View: Ocean, Sunset
 Zoning: 11 - A-1 Low Density Apartment
 Flood Zone: Zone D
 Prop Frnt: Conservation, Ocean
 Land Recorded: Land Court

Listing/Office Information

Listing Date: 11/18/15
 Possession: At Closing
 Office: Ko Olina Realty, LLC Corp Office Lic #: RB-17199

Remarks

Pub Rmks: LOWEST price OCEAN view property in Ko Olina! Highly desirable Kai Lani community! It's a great opportunity for the buyer who thought they could never afford an unobstructed OCEAN view like this! Plantation shutters, ceiling fans, upgraded carpet. Excellent condition. Steps to a beautiful natural lagoon, amazing sunsets, You can watch the whales from you lanai! Perfect for a vacation home or full-time residence! Four Season Hotel and Aulani, A Disney Resort. Ko Olina Golf, swim, tennis, boating etc. Yes you can have it all! Pure Paradise for a day, a week, a lifetime...

Association/Condo Information

Assoc Fees: \$78.00 Ttl Mon Fees: \$749.00
 Maintenance Fee: \$506.00 Fee Includes: Other Common Expenses, Sewer, Water
 Oth Fees Mthy: \$165 Oth Mthy Fees Incl: Association
 Condo Park Unit: 15 Condo Prp Reg: Floor #: 2
 Unit Features: Central AC, Corner/End, Single Level
 Owner Occpncy%: 12 # Elevators: 0
 Mgmt Co: Hawaiian Mgmt Co #: 808-536-3511
 Community Assn: KOCA Assoc Phone: 808-671-2512
 Public Report #: 4,728
 Developer/Bldr: Armstrong
 Total Units:

Features

Story Type: One Road Frontage:
 Parking: Covered - 1, Garage, Guest, Open - 1
 Roofing: Flooring: Ceramic Tile, W/W Carpet
 Topography: Construction: Above Ground, Double Wall, Slab, Steel Frame
 Security Feat: Gated Community, Key, Security Patrol
 Amenities: BBQ, Club House, Other, Patio/Deck, Pool, Recreation Area, Resident Manager, Whirlpool
 Inclusions: AC Central, Auto Garage Door Opener, Blinds, Dishwasher, Disposal, Dryer, Microwave, Range/Oven, Refrigerator, Smoke Detector, Washer
 Disclosures: Non Resident Owner, Pets Allowed (Verify), Property Disclosure Stmt

Tax & Financial Information

TMK: 1-9-1-056-002-0063
 Taxes/Mnthly: \$254 Tax Assess Imp: \$601,500 Terms Acceptable: Cash, Conventional
 Tax Year: 2015 Tax Assess Lnd: \$123,200 Rent Inc Mthy:
 Home Exempt: 0 Tax Assess Tot: \$724,700 Spcl Sales Cond: None

Sold Information

Sold Date: 02/10/16 ACS Date: 12/20/15 Sold Price: **\$650,000** DOM: 84
 Buy Off: Coldwell Banker Pacific Prop.
 Concessions: Buyer Financing: Conventional

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1-9-1-056-002-004792-1001 Aliinui Dr #12C, Kapolei 96707

MLS#: 201513228
 Status: **Sold**
 Land Tenure: FS - Fee Simple

Region: Ewaplain Bldg Nm: Kai Lani
 Nghbrhd: KO OLINA
 Fee Options:

Sold Price: **\$689,000**
 List Price: **\$698,000**



HiCentralMLS

General Information

Prop Type:	Condo/Townhouse	DOM:	183
Style:	Low-Rise 6 or Less Stories, Townhouse	Furnished:	Full
Prop Cond:	Above Average	Fract Own:	No
<u>Sqft Information</u>		<u>Bldg Information</u>	
Grg/Car Sqft:		Beds:	2
Sqft Liv:	1,244	Baths:	2/0
Lanai Sqft:	78	New Dev:	No
Sqft Oth:		Ttl Park:	2
Total Sqft:	1,322	Stories:	One
Lot Acres:		Year Built:	2003
<u>School Information</u>			
		Elem:	Barbers Point
		Middle:	Kapolei
		High:	Kapolei

Additional Information

View: Ocean, Sunset
 Zoning: 11 - A-1 Low Density Apartment
 Flood Zone: Zone D
 Prop Frnt: Ocean
 Land Recorded: Land Court

Listing/Office Information

Listing Date: 08/10/15
 Possession: 45 Days or Less
 Office: List Sotheby's Int'l Realty
 Corp Office Lic #: RB-21353

Remarks

Pub Rmks: Serene ocean and tropical views from this fully furnished, upstairs, one level unit with garage. Sold beautifully furnished, it's ready for you to sit back, relax and enjoy everything that is Hawaii! Kai Lani is a gated, ocean-side townhouse community in Oahu's premier resort of Ko Olina.

Association/Condo Information

Assoc Fees:		Ttl Mon Fees:	\$751.00
Maintenance Fee:	\$751.00	Fee Includes:	Other Common Expenses, Sewer, Water
Oth Fees Mthy:		Oth Mthy Fees Incl:	Association, Maintenance
Condo Park Unit:	Garage, 53	Condo Prp Reg:	Floor #: 2
Unit Features:	Central AC, Corner/End, Even# Unit, Single Level	# Elevators:	
Owner Occpncy%:	12	Mgmt Co #:	539-9777
Mgmt Co:	Hawaiian Properties Lt	Assoc Phone:	671-2512
Community Assn:	Ko Olina		
Public Report #:			
Developer/Bldr:	Armstrong	Total Units:	

Features

Story Type:	One	Road Frontage:	
Parking:	Covered - 1, Garage, Guest, Open - 1, Secured Entry	Flooring:	Ceramic Tile, W/W Carpet
Roofing:		Construction:	Above Ground, Double Wall, Slab
Topography:			
Security Feat:	Gated Community, Key		
Amenities:	BBQ, Club House, Exercise Room, Pool, Recreation Area, Tennis Court, Walking/Jogging Path		
Inclusions:	AC Central, Auto Garage Door Opener, Cable TV, Ceiling Fan, Dishwasher, Disposal, Dryer, Intercom, Linens, Range/Oven, Refrigerator, Smoke Detector, Washer		
Exclusions:	Other		
Disclosures:	Pets Allowed (Verify), Property Disclosure Stmt		

Tax & Financial Information

TMK:	1-9-1-056-002-0047		
Taxes/Mnthly:	\$203	Tax Assess Imp:	\$571,700
Tax Year:	2015	Tax Assess Lnd:	\$123,200
Home Exempt:	0	Tax Assess Tot:	\$694,900
		Terms Acceptable:	Cash, Conventional, VA
		Rent Inc Mthy:	
		Spcl Sales Cond:	None

Sold Information

Sold Date:	02/26/16	ACS Date:	01/25/16	Sold Price:	\$689,000	DOM:	183
Buy Off:	RE/MAX Honolulu			Buyer Financing:	Cash		
Concessions:							

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Beautiful ocean view from Lanai



Relax and watch sunsets everyday



Open living area with high ceilings and views to the ocean



Granite counters, new refrigerator and new Grohe faucet



Large master suite with views View from master bedroom to the ocean.



Kai Lani is a gated community of approximately 120 townhouse units. The only ocean-side townhouse community in Ko Olina. Very private and desired. One of four sandy beach lagoons where turtles spotting is a common occurrence



Ko Olina's shopping area with convenience store, coffee shop, various retail stores, casual and fine dining

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1-9-1-056-002-001792-1001 Aliinui Dr #5A, Kapolei 96707

MLS#: 201518983
 Status: **Sold**
 Land Tenure: FS - Fee Simple

Region: Ewaplain Bldg Nm: Kai Lani
 Nghbrhd: KO OLINA
 Fee Options:

Sold Price: **\$613,000**
 List Price: **\$619,000**



HiCentralMLS

General Information

Prop Type: Condo/Townhouse
 Style: Townhouse
 Prop Cond: Above Average

DOM: 130
 Furnished: Full
 Fract Own: No

Sqft Information

Grg/Car Sqft:
 Sqft Liv: 1,244
 Lanai Sqft: 50
 Sqft Oth:
 Total Sqft: 1,294
 Lot Acres:

Bldg Information

Beds: 2
 Baths: 2/0
 New Dev: No
 Ttl Park: 2
 Stories: One
 Year Built: 2003

School Information

Elem:
 Middle:
 High:

Additional Information

View: Garden, Golf Course, Mountain
 Zoning: 11 - A-1 Low Density Apartment
 Flood Zone: Zone D
 Land Recorded: Land Court

Listing/Office Information

Listing Date: 10/20/15
 Possession: Negotiable, Subject to Rental Lease
 Office: Paradise Island Properties LLC
 Co-List Office: Paradise Island Properties LLC
 Corp Office Lic #: RB-15760

Remarks

Pub Rmks: Quiet location , overlooking the greenbelt , this Kai Lani home is ready to welcome you now! It is fully furnished, and ready for occupancy. The vaulted ceilings give a spacious feeling, and the kitchen window looks over to the golf course and pond. It has lush vegetation surrounding, evoking a serene feeling. Walk down to a secluded lagoon and enjoy the turtles and sunsets in the evenings!

Association/Condo Information

Assoc Fees: Ttl Mon Fees: \$672.00
 Maintenance Fee: \$506.43 Fee Includes: Other Common Expenses, Water
 Oth Fees Mthy: \$166 Oth Mthy Fees Incl: Association
 Condo Park Unit: garage/sta Condo Prp Reg: Floor #: 2
 Unit Features: Central AC, Corner/End, Odd# Unit, Single Level
 Owner Occpncy%: 12 # Elevators:
 Mgmt Co: Hawaiian Properties Mgmt Co #: 808 536-3511
 Community Assn: KOCA Assoc Phone: 808 671-2512
 Public Report #:

Features

Story Type: One Road Frontage:
 Parking: Assigned, Covered - 1, Garage, Guest, Open - 1
 Roofing: Flooring: Ceramic Tile, W/W Carpet
 Topography: Construction: Above Ground, Double Wall, Masonry/Stucco, Slab, S
 Security Feat: Card, Gated Community, Key, Security Patrol, Video
 Amenities: BBQ, Meeting Room, Patio/Deck, Pool, Whirlpool
 Inclusions: AC Central, Auto Garage Door Opener, Cable TV, Ceiling Fan, Dishwasher, Disposal, Drapes, Dryer, Kitchenware, Linens, Microwave Hood, Range/Oven, Refrigerator, Smoke Detector, Washer
 Disclosures: Non Resident Owner, Pets Allowed (Verify), Property Disclosure Stmt

Tax & Financial Information

TMK: 1-9-1-056-002-0017
 Taxes/Mnthly: \$213 Tax Assess Imp: \$609,100 Terms Acceptable: Cash, Conventional, VA
 Tax Year: 2015 Tax Assess Lnd: \$123,200 Rent Inc Mthy:
 Home Exempt: 0 Tax Assess Tot: \$732,300 Spcl Sales Cond: None

Sold Information

Sold Date: 03/01/16 ACS Date: 01/02/16 Sold Price: **\$613,000** DOM: 130
 Buy Off: Keller Williams Honolulu
 Concessions: Buyer Financing: Cash

Click on the arrow to view Additional Photos



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1-9-1-056-002-008792-1001 Aliinui Dr #23C, Kapolei 96707

MLS#: 201518617
 Status: **Sold**
 Land Tenure: FS - Fee Simple

Region: Ewaplain Bldg Nm: Kai Lani
 Nghbrhd: KO OLINA
 Fee Options:

Sold Price: **\$888,000**
 List Price: **\$910,000**



HiCentralMLS

General Information

Prop Type: Condo/Townhouse
 Style: Low-Rise 6 or Less Stories
 Prop Cond: Above Average

DOM: 140
 Furnished: Full
 Fract Own: No

Sqft Information

Grg/Car Sqft:
 Sqft Liv: 1,244
 Lanai Sqft: 78
 Sqft Oth:
 Total Sqft: 1,322
 Lot Acres:

Bldg Information

Beds: 2
 Baths: 2/0
 New Dev: No
 Ttl Park: 2
 Stories:
 Year Built: 2003

School Information

Elem: Barbers Point
 Middle: Kapolei
 High: Kapolei

Additional Information

View: Coastline, Ocean, Sunset
 Zoning: 11 - A-1 Low Density Apartment
 Flood Zone: Zone D
 Land Recorded: Regular System

Listing/Office Information

Listing Date: 10/12/15
 Possession: 45 Days or Less
 Office: Gold Standard Realty LLC

Corp Office Lic #: RB-20959

Remarks

Pub Rmks: Highly desirable 2bedroom/2bathroom condo along premier location within Kai Lani-Ko Olina project having panoramic/unobstructed ocean, coastline, and sunset views. Interior has vaulted ceilings, central ac, above average flooring throughout, larger than normal size bedrooms, above average kitchen & bathrooms having custom granite ctrs/wood cabinetry, and above avg built-in fixtures throughout. Walking distances to beaches, lagoons, shopping, restaurants, and golf course. **Fully furnished. **Great rental income for investors. (Currently rented out to March 2016 at \$3,750/month + GET)

Association/Condo Information

Assoc Fees: \$78.00
 Maintenance Fee: \$506.00
 Oth Fees Mthy: \$166
 Condo Park Unit: TBD
 Unit Features: Central AC, Corner/End, Single Level
 Owner Occpncy%: 12
 Mgmt Co: Hawaiian Properties, LTD
 Community Assn: Ko Olina
 Public Report #: 4,728

Ttl Mon Fees: \$750.00
 Fee Includes: Sewer, Water
 Oth Mthy Fees Incl: Association, Maintenance
 Condo Prp Reg:

Floor #: 2

Elevators:
 Mgmt Co #: 808-539-9777
 Assoc Phone: 808-671-2512

Features

Parking: Garage, Open - 1
 Roofing:
 Topography:
 Security Feat: Card, Gated Community, Security Patrol, Video
 Amenities: BBQ, Club House, Pool, Recreation Area, Recreation Room, Walking/Jogging Path
 Inclusions: AC Central, Ceiling Fan, Dishwasher, Disposal, Dryer, Microwave, Range/Oven, Refrigerator, Washer
 Disclosures: None

Tax & Financial Information

TMK: 1-9-1-056-002-0087
 Taxes/Mnthly: \$243 Tax Assess Imp: \$709,100 Terms Acceptable: Cash, Conventional, VA
 Tax Year: 2015 Tax Assess Lnd: \$123,200 Rent Inc Mthy: \$3,750
 Home Exempt: 0 Tax Assess Tot: \$832,300 Spcl Sales Cond: None

Sold Information

Sold Date: 04/06/16 ACS Date: 02/24/16 Sold Price: **\$888,000** DOM: 140
 Buy Off: Ko Olina Realty, LLC
 Concessions: Buyer Financing: Cash

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1-9-1-056-002-007992-1001 Aliinui Dr #21C, Kapolei 96707

MLS#: 201615554
Status: **Sold**
Lnd Tenure: FS - Fee Simple

Region: Ewaplain Bldg Nm: Kai Lani
Nghbrhd: KO OLINA
Fee Options:

Sold Price: **\$874,000**
List Price: **\$888,000**



HiCentralMLS

General Information

Prop Type: Condo/Townhouse
Style: Townhouse
Prop Cond: Above Average

DOM: 0
Furnished: Partial
Fract Own: No

Sqft Information

Grg/Car Sqft:
Sqft Liv: 1,244
Lanai Sqft: 78
Sqft Oth:
Total Sqft: 1,322
Lot Acres:

Bldg Information

Beds: 2
Baths: 2/0
New Dev: No
Ttl Park: 2
Stories: Two
Year Built: 2003

School Information

Elem: Barbers Point
Middle: Kapolei
High: Kapolei

Additional Information

View: Ocean, Sunset
Zoning: 11 - A-1 Low Density Apartment
Flood Zone: Zone D
Prop Frnt: Preservation
Land Recorded: Dual Systems

Listing/Office Information

Listing Date: 06/09/16
Possession: Subject to Rental Lease
Office: Property Profiles, Inc.

Corp Office Lic #: RB-16042

Remarks

Pub Rmks: (In escrow prior to listing) Enjoy the luxury of resort living at its finest! This 2 bedroom 2 bath townhouse in the exclusive Ko Olina resort has beautiful views from the living area, master bedroom & lanai. Ko Olina is continuing to grow w/ luxury hotels, restaurants, luau, shops & more. Walk across the preservation land to the natural lagoon, take a stroll along the beach sidewalks or swim nearby in the beautiful lagoons. A/C condenser, hot water heater, washer, and microwave/convection oven have all been replaced! For a nominal fee owners can join the Ko Olina Gym.

Association/Condo Information

Assoc Fees: \$82.00
Maintenance Fee: \$516.00
Oth Fees Mthly: \$171
Condo Park Unit: 92
Unit Features: Central AC, Corner/End, Odd# Unit
Owner Occpncy%: 12
Mgmt Co: Hawaiian Properties
Community Assn: KOCA
Public Report #:
Developer/Bldr: Armstrong
Model Site Hrs:

Ttl Mon Fees: \$769.00
Fee Includes: Other Common Expenses, Sewer, Water
Oth Mthly Fees Incl: Association
Condo Prp Reg:
Floor #: 2

Elevators: 0
Mgmt Co #: 539-9547
Assoc Phone: 671-2512
Total Units:
Model: C

Features

Story Type: Two
Parking: Assigned, Garage, Guest, Open - 1
Roofing:
Topography:
Security Feat: Gated Community, Key, Security Patrol
Amenities: BBQ, Heated Pool, Recreation Area
Inclusions: AC Central, Auto Garage Door Opener, Blinds, Cable TV, Ceiling Fan, Dishwasher, Disposal, Dryer, Microwave Hood, Range/Oven, Refrigerator, Smoke Detector, Washer

Road Frontage:
Flooring: Ceramic Tile, Hardwood, W/W Carpet
Construction: Double Wall, Slab, Steel Frame

Disclosures: Non Resident Owner, Pets Allowed (Verify), Property Disclosure Stmt

Tax & Financial Information

TMK: 1-9-1-056-002-0079
Taxes/Mnthly: \$228 Tax Assess Imp: \$641,100
Tax Year: 2015 Tax Assess Lnd: \$126,200
Home Exempt: 0 Tax Assess Tot: \$767,300

Terms Acceptable: Cash, Conventional
Rent Inc Mthly: \$2,800
Spcl Sales Cond: None

Sold Information

Sold Date: 07/25/16 ACS Date:
Buy Off: Properties International Ltd.
Concessions:

Sold Price: **\$874,000** DOM: 0
Buyer Financing: Conventional

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