



1047 KOKO UKA PLACE Honolulu, HI 96825

List Price: \$1,245,000
Roofed Living Area: 2,177
Open Lanai Area: 403
Roofed Other Area:
Land Sq Ft: 7,076
Tenure: Fee Simple
Furnished:

Bedrooms: 3 Baths: 3/0
Water Front: N
Year Built: 2004
Listing Date: 03/28/2017
DOM: 11
Close Date:
Sold Price: Concessions:

Remarks: Accepted offer, no showings.

Presented By: James S. More, Realtor Broker® RB-6754, (R) CRS www.MoreHawaii.com, Locations, Diamond Head
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Property Info	Financial Info	Property Features
Elementary School: Intermediate School: High School: Zoning: 05 - R-5 Residential District Easements: None Setbacks: C&C Roads: Paved Rd Land Recorded: Regular System Flood Zone: Zone D Condo/CPR: 0 Public Report#: Community Assn: Community Assn Phone: Stories: One Style: Detach Single Family Property Condition: Above Average Parking: 2 Car, Garage Construction/Exterior Finish: Double Wall, Masonry/Stucco, Slab Roofing: Tile Possession: At Closing Occupancy: Tenant	Assessed Value Land: \$721,200 Assessed Value Improvmnts: \$503,200 Assessed Value Total: \$1,224,400 Monthly Taxes: \$610 Tax Year: 2016 Terms Acceptable: Cash, Conventional Existing Financing: Monthly Maint Fees: Monthly Assn Fees: 156 Other Monthly Fees: Total Monthly Fees: \$156 Mon Rental Inc: FA/FP (if LH): Fee Purchase Amt: Other Fee Includes: Association Sale Conditions: None Mortgage Payment Includes: Home Exemption: 0 Lease Until Year: Lease Expires (Mon/Yr): Current Mon Lease/Rent: Next Step-Up Mon Rent: Next Until Year: 2nd Step-Up Mon Rent: 2nd Until Year: Lessor: Reneg Date:	View: Mountain Lot Description: Clear Property Frontage: Remodeled Year: Full/Partial Remodel: Disclosures: 1031 Exchange, Property Disclosure Stmt Utilities Available: Cable, Connected, Public Water, Sewer Fee, Underground Electricity, Water Pool: None Amenities: Bedroom on 1st Floor, Full Bath on 1st Floor, Landscaped, Wall/Fence Additional Rooms: Floor Covering: Ceramic Tile, W/W Carpet Inclusions: AC Central, Auto Garage Door Opener, Cable TV, Convection Oven, Dishwasher, Disposal, Dryer, Lawn Sprinkler, Range/Oven, Refrigerator, Smoke Detector, Washer Security: Key Exclusions:

Single Family Detail - Agent

Type: Single Family / **Status: Active** / MLS#: 201701519 / TMK: 1-3-9-109-011

Island: Oahu / Region: Hawaii Kai / Neighborhood: KOKO VILLAS



-Villa One-

1028 KOKO UKA PLACE Honolulu, HI 96825

List Price: \$1,399,000
Roofed Living Area: 1,931
Open Lanai Area: 450
Roofed Other Area: 190
Land Sq Ft: 7,076
Tenure: Fee Simple
Furnished: Partial

Bedrooms: 3
Baths: 2.5
Water Front: N
Year Built: 2005
Listing Date: 01/30/2017
DOM: 6
Close Date:
Sold Price:
Concessions:

Remarks: MOVE IN READY! HIGHLY UPGRADED! Immaculate Single level, Gorgeous open floor plan, Executive home w/ spectacular lighted heated Waterfall Saltwater Pool & Spa, w/ NO back neighbors! On the slopes of Koko Head, w/ fully fenced back & side yards. Entertain poolside under your SunSetter retractable lanai feature & slated patio. Full 32 panel PV system + 2 panel SOLAR water heater, electric bill only \$18/mo! So, turn on your Central AC w/ temp control in ea rm! Private Master Suite with new Bath, a Walk-in closet w/extra storage in attic (pull down ladder

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Property Info	Financial Info	Property Features
<p>Elementary School: Kamiloiki Intermediate School: Niu Valley High School: Kaiser Zoning: 05 - R-5 Residential District Easements: None</p> <p>Setbacks: C&C, Of Record Roads: County Rd, Paved Rd Land Recorded: Regular System Flood Zone: Zone D Condo/CPR: 0 Public Report#: Community Assn: Koko Villas Assoc Community Assn Phone: Stories: One Style: Detach Single Family</p> <p>Property Condition: Excellent</p> <p>Parking: 2 Car, 3 Car+, Driveway, Garage, Street</p> <p>Construction/Exterior Finish: Above Ground, Double Wall, Masonry/Stucco, Slab</p> <p>Roofing: Tile</p> <p>Possession: At Closing</p> <p>Occupancy: Owner</p>	<p>Assessed Value Land: \$711,700 Assessed Value Improvmnts: \$606,700 Assessed Value Total: \$1,318,400 Monthly Taxes: \$361 Tax Year: 2016</p> <p>Terms Acceptable: Cash, Conventional, FHA, VA Existing Financing:</p> <p>Monthly Maint Fees: Monthly Assn Fees: 156 Other Monthly Fees: Total Monthly Fees: \$156 Mon Rental Inc: FA/FP (if LH): Fee Purchase Amt: Other Fee Includes:</p> <p>Sale Conditions: None</p> <p>Mortgage Payment Includes:</p> <p>Home Exemption: 80000 Lease Until Year: Lease Expires (Mon/Yr): Current Mon Lease/Rent: Next Step-Up Mon Rent: Next Until Year: 2nd Step-Up Mon Rent: 2nd Until Year: Lessor: Reneg Date:</p>	<p>View: Garden, Mountain, Sunrise</p> <p>Lot Description: Clear</p> <p>Property Frontage: Conservation</p> <p>Remodeled Year: 2016 Full/Partial Remodel: Partial Disclosures: Pet on Property, Property Disclosure Stmt</p> <p>Utilities Available: Cable, Connected, Internet, Public Water, Sewer Fee, Telephone, Underground Electricity, Water</p> <p>Pool: Heated, In Ground, Spa/HotTub, Tile</p> <p>Amenities: Storage, ADA Accessible, Bedroom on 1st Floor, Entry, Full Bath on 1st Floor, Landscaped, Other, Patio/Deck, Wall/Fence, Workshop</p> <p>Additional Rooms:</p> <p>Floor Covering: Ceramic Tile, Marble/Granite, Other, W/W Carpet</p> <p>Inclusions: AC Central, Auto Garage Door Opener, Blinds, Book Shelves, Cable TV, Ceiling Fan, Convection Oven, Dishwasher, Disposal, Dryer, Home Warranty, Lawn Sprinkler, Microwave, Other, Photovoltaic, Range/Oven, Refrigerator, Security System,</p> <p>Security: Key</p> <p>Exclusions:</p> <p>Listing Courtesy: East Oahu Realty, Inc.</p>