



-Villa Three-

Single Family Detail - Agent

Type: Single Family / Status: Active / MLS#: 201713607 / TMK: 1-3-9-109-063-0000
Island: Oahu / Region: Hawaii Kai / Neighborhood: KOKO VILLAS

1049 KOKO KAI PLACE Honolulu, HI 96825

List Price: \$1,320,000	Bedrooms: 3	Baths: 2.5
Roofed Living Area: 2,384	Water Front: N	
Open Lanai Area:	Year Built: 2004	
Roofed Other Area: 245	Listing Date: 06/21/2017	
Land Sq Ft: 7,068	DOM: 3	
Tenure: Fee Simple	Close Date:	
Furnished: Negotiable	Sold Price:	Concessions:

Remarks: Beautiful home near the Hawii Kai Golf course and Sandy beach. Enjoy the spacious single level home with family room and large master suite. Relax on the outside lanai with partial golf course and ocean Views. Koko Villas 3/2.5 10 feet ceiling . Month to month tenant Please call 2 days notice for showing .

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: Kamiloiki Intermediate School: Niu Valley High School: Kalani Zoning: 05 - R-5 Residential District Easements: None Setbacks: C&C Roads: Paved Rd Land Recorded: Land Court Flood Zone: Zone D Condo/CPR: 0 Public Report#: Community Assn: AOA KOKO Villas Community Assn Phone: 958-0065 Stories: One Style: Detach Single Family Property Condition: Above Average Parking: 2 Car, Driveway, Garage Construction/Exterior Finish: Above Ground, Double Wall, Masonry/Stucco, Slab Roofing: Tile Possession: 45 Days or More, Subject to Rental Lease Occupancy: Tenant	Assessed Value Land: \$750,100 Assessed Value Improvmnts: \$531,400 Assessed Value Total: \$1,281,500 Monthly Taxes: \$640 Tax Year: 2016 Terms Acceptable: Cash, Conventional Existing Financing: Monthly Maint Fees: \$156 Monthly Assn Fees: Other Monthly Fees: Total Monthly Fees: \$156 Mon Rental Inc: FA/FP (if LH): Fee Purchase Amt: Other Fee Includes: Other Common Expenses 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: Golf Course, Ocean Lot Description: Clear Property Frontage: Other Remodeled Year: Full/Partial Remodel: Disclosures: Non Resident Owner Utilities Available: Cable, Connected, Internet, Public Water, Sewer Fee, Telephone, Water Pool: None Amenities: Landscaped Additional Rooms: Floor Covering: Ceramic Tile, W/W Carpet Inclusions: AC Central, Blinds, Cable TV, Convection Oven, Dishwasher, Disposal, Drapes, Dryer, Lawn Sprinkler, Microwave, Range/Oven, Refrigerator, Smoke Detector, Washer Security: Exclusions: Listing Courtesy: Shuko Realty

Single Family Detail - Agent

Type: Single Family / **Status: Active** / MLS#: 201711228 / TMK: 1-3-9-109-065-0000
Island: Oahu / Region: Hawaii Kai / Neighborhood: KOKO VILLAS



-Villa Four-

1057 KOKO KAI PLACE Honolulu, HI 96825

List Price: **\$1,350,000**

Roofed Living Area: **2,541**

Open Lanai Area:

Roofed Other Area:

Land Sq Ft: **7,068**

Tenure: Fee Simple

Furnished: Partial

Bedrooms: **3**

Baths: **3.5**

Water Front: N

Year Built: 2005

Listing Date: 05/19/2017

DOM: 4

Close Date:

Sold Price:

Concessions:

Remarks: Outstanding Koko Villa Home With A Great Floor Plan And Quality Construction. Many Unique Features Including Central Air, 10ft Ceilings, 8 ft Doors, Travertine Baths & Floors And More. Model #4 W/An Optional 4th Bedroom/Bath. Excellent Value In A Terrific Niche Neighborhood. A Must See!

Presented By: James S. More, Realtor Broker® RB-6754, (R) CRS
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Property Info

Elementary School:

Intermediate School:

High School:

Zoning: 05 - R-5 Residential District

Easements: None

Setbacks: Of Record

Roads: County Rd, Paved Rd

Land Recorded: Land Court

Flood Zone: Zone D

Condo/CPR: 0

Public Report#:

Community Assn: AOA KOKO VILLAS

Community Assn Phone: 808-958-0065

Stories: One

Style: Detach Single Family

Property Condition: Above Average

Parking: 2 Car

Construction/Exterior Finish: Above Ground, Double Wall, Masonry/Stucco, Slab

Roofing: Custom/Specialty, Tile

Possession: 45 Days or Less, At Closing

Occupancy:

Financial Info

Assessed Value Land: \$713,700

Assessed Value Improvmnts: \$708,500

Assessed Value Total: \$1,422,200

Monthly Taxes: \$381

Tax Year: 2017

Terms Acceptable: Cash, Conventional

Existing Financing:

Monthly Maint Fees:

Monthly Assn Fees: 149

Other Monthly Fees:

Total Monthly Fees: \$149

Mon Rental Inc:

FA/FP (if LH):

Fee Purchase Amt:

Other Fee Includes: Association

Sale Conditions: None

Mortgage Payment Includes:

Home Exemption: 120000

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:

Property Features

View: Coastline, Golf Course, Ocean, Other, Sunrise

Lot Description: Other

Property Frontage: Other

Remodeled Year:

Full/Partial Remodel:

Disclosures: Property Disclosure Stmt

Utilities Available: Cable, Internet, Public Water, Sewer Fee, Telephone, Underground Electricity, Water

Pool: None

Amenities: Storage, ADA Accessible, Bedroom on 1st Floor, Entry, Full Bath on 1st Floor, Landscaped, Maids/Guest Qrters, Patio/Deck, Wall/Fence

Additional Rooms:

Floor Covering: Ceramic Tile, Other, W/W Carpet

Inclusions: AC Central, Auto Garage Door Opener, Blinds, Cable TV, Ceiling Fan, Convection Oven, Dishwasher, Disposal, Dryer, Lawn Sprinkler, Microwave, Range Hood, Range/Oven, Refrigerator, Smoke Detector, Washer

Security: Key

Exclusions:

Listing Courtesy: Artie Wilson & Assoc..