



Single Family Detail - Agent

Type: Single Family / Status: In Escrow-No Showing / MLS#: 201706706 / TMK: 1-3-9-109-027-0000
Island: Oahu / Region: Hawaii Kai / Neighborhood: KOKO VILLAS



**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
Mobile: (808) 222-3949 Work: (808) 732-5069 Email: jim@morehawaii.com

Property Info	Financial Info	Property Features
<p>Elementary School: Intermediate School: High School: Zoning: 05 - R-5 Residential District Easements: None</p> <p>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</p> <p>Property Condition: Above Average</p> <p>Parking: 2 Car, Garage Construction/Exterior Finish: Double Wall, Masonry/Stucco, Slab</p> <p>Roofing: Tile</p> <p>Possession: At Closing</p> <p>Occupancy: Tenant</p>	<p>Assessed Value Land: \$721,200 Assessed Value Improvmnts: \$503,200 Assessed Value Total: \$1,224,400 Monthly Taxes: \$610 Tax Year: 2016</p> <p>Terms Acceptable: Cash, Conventional</p> <p>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: Association</p> <p>Sale Conditions: None</p> <p>Mortgage Payment Includes:</p> <p>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:</p>	<p>View: Mountain</p> <p>Lot Description: Clear</p> <p>Property Frontage:</p> <p>Remodeled Year: Full/Partial Remodel: Disclosures: 1031 Exchange, Property Disclosure Stmt</p> <p>Utilities Available: Cable, Connected, Public Water, Sewer Fee, Underground Electricity, Water</p> <p>Pool: None</p> <p>Amenities: Bedroom on 1st Floor, Full Bath on 1st Floor, Landscaped, Wall/Fence</p> <p>Additional Rooms:</p> <p>Floor Covering: Ceramic Tile, W/W Carpet</p> <p>Inclusions: AC Central, Auto Garage Door Opener, Cable TV, Convection Oven, Dishwasher, Disposal, Dryer, Lawn Sprinkler, Range/Oven, Refrigerator, Smoke Detector, Washer</p> <p>Security: Key</p> <p>Exclusions:</p>

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



-Villa Three-

1049 KOKO KAI PLACE Honolulu, HI 96825

List Price: \$1,320,000
Roofed Living Area: 2,384
Open Lanai Area:
Roofed Other Area: 245
Land Sq Ft: 7,068
Tenure: Fee Simple
Furnished: Negotiable

Bedrooms: 3
Baths: 2.5
Water Front: N
Year Built: 2004
Listing Date: 06/21/2017
DOM: 3
Close Date:
Sold Price:
Concessions:

Remarks: Beautiful home near the Hawaii 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 .

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Property Info

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

Financial Info

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:

Property Features

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: \$1,449,999
Bedrooms: 3 **Baths:** 3.5
Roofed Living Area: 2,541
Water Front: N
Open Lanai Area:
Year Built: 2005
Roofed Other Area:
Listing Date: 05/19/2017
Land Sq Ft: 7,068
DOM: 4
Tenure: Fee Simple
Close Date:
Furnished: Partial
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!

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Property Info	Financial Info	Property Features
<p>Elementary School: Intermediate School: High School: Zoning: 05 - R-5 Residential District Easements: None</p> <p>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</p> <p>Property Condition: Above Average</p> <p>Parking: 2 Car Construction/Exterior Finish: Above Ground, Double Wall, Masonry/Stucco, Slab</p> <p>Roofing: Custom/Specialty, Tile</p> <p>Possession: 45 Days or Less, At Closing</p> <p>Occupancy:</p>	<p>Assessed Value Land: \$713,700 Assessed Value Improvmnts: \$708,500 Assessed Value Total: \$1,422,200 Monthly Taxes: \$381 Tax Year: 2017</p> <p>Terms Acceptable: Cash, Conventional</p> <p>Existing Financing:</p> <p>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</p> <p>Sale Conditions: None</p> <p>Mortgage Payment Includes:</p> <p>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:</p>	<p>View: Coastline, Golf Course, Ocean, Other, Sunrise Lot Description: Other Property Frontage: Other</p> <p>Remodeled Year: Full/Partial Remodel: Disclosures: Property Disclosure Stmt</p> <p>Utilities Available: Cable, Internet, Public Water, Sewer Fee, Telephone, Underground Electricity, Water Pool: None</p> <p>Amenities: Storage, ADA Accessible, Bedroom on 1st Floor, Entry, Full Bath on 1st Floor, Landscaped, Maids/Guest Qrters, Patio/Deck, Wall/Fence</p> <p>Additional Rooms:</p> <p>Floor Covering: Ceramic Tile, Other, W/W Carpet</p> <p>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</p> <p>Security: Key</p> <p>Exclusions:</p> <p>Listing Courtesy: Artie Wilson & Assoc..</p>