

1057 Koko Kai Place

Offered at \$1,329,000 FS



PROPERTY FACTS

Land Area:	7,068 sq. ft.
Living Area:	2,541 sq. ft.
Lanai Area:	165 sq. ft.
Garage:	462 sq. ft.
Total Roofed Area:	3,168 sq. ft.
Bed/Bath:	3/3.5 + large home office
Property tax:	\$303/mo.
Association fee:	\$139/mo.
Year built:	2005
MLS	201334101

Central Air plus Single Level living in a terrific neighborhood close to the botanical gardens, Sandy Beach and Hawaii Kai Golf Course. Quality constructed in 2005 with designer finishes and 10 ft. ceilings, this 3 bdrm has a large home office (or 4th bdrm). \$64,000+ of Developer options make this an outstanding value! Enjoy the beautiful coast drive and know why you live in Hawaii every day! (See all the "WOW" features on the reverse side.)



James S. More (R) CRS

Fine Homes Specialist

Cell: (808) 222-3949

Jim@MoreHawaii.com

Sold \$1,314,500.

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“WOW” FEATURES IN 1057 KOKO KAI PLACE:
“\$64,000+ in options and upgrades”

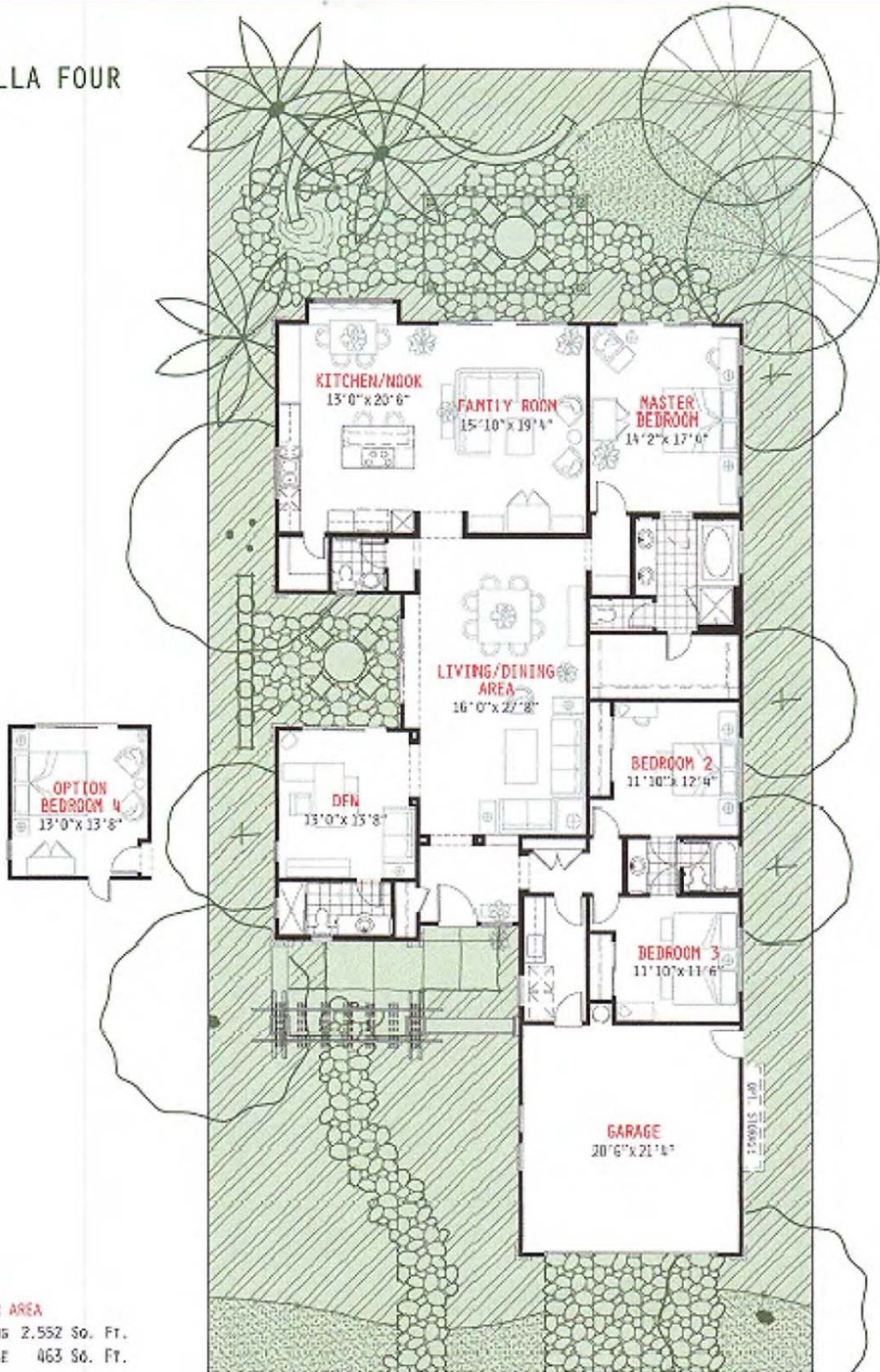
- Central Air Conditioning
- Exterior Wall Insulation and Attic Insulation (to enhance A/C efficiency and overall home comfort).
- All around Copper Gutters and Down Spouts (tied into Developer’s engineered storm drain system at time of home construction).
- Rear Yard concrete patio (approx. 165 SF)
- Pull down attic access ladder.
- Security Alarm System.
- Side redwood fences with 2 front entry gates. Fences are built on retaining walls to prevent soil erosion. (rear yard redwood fence is maintained by HOA).
- Landscaping and Sprinkler System. (Note: The HOA maintains the approx. 11.5Ft front yard “Landscape Setback Boundary” to enhance/maintain all 70 home’s street uniformity and appeal.)
- Extra garage storage closet.
- Extra kitchen cabinet base and wall Cherry cabinets with Sage granite countertops.
- Glass enclosed master bath shower stall.
- Stainless steel 36” built-in Kitchenaid refrigerator and matching stainless steel appliances.
- Upgraded tile flooring at front entry and throughout kitchen and family room.
- Sentricom System with Annual Monitoring. (Fee to be prorated at closing if assumed by Buyer)

Shown by James S. More (R) CRS
Please call for showings/questions:
Cell: 222-3949 Email: Jim@MoreHawaii.com



-subject property is the reverse plan of this one-

VILLA FOUR



1057 Koko Kai Pl.

-Koko Villas a residential subdivision-