



**1028 KOKO UKA PLACE
 Honolulu, HI 96825**

List Price: \$2,100,000 **Bedrooms:** 3 **Baths:** 2.5
Roofed Living Area: 1,931 **Water Front:** N
Open Lanai Area: 450 **Year Built:** 2005
Roofed Other Area: 190 **Listing Date:** 08/29/2022
Land Sq Ft: 7,076 **DOM:** 1
Tenure: Fee Simple **Close Date:**
Furnished: **Sold Price:** **Concessions:**

Remarks: MOVE-IN READY! UPGRADED SINGLE-LEVEL HOME. Begin unwinding, entertaining, and relaxing in your new home with little upkeep in a gorgeous open floor plan. Enjoy the warm saltwater Pool and Spa, with nothing but hillside behind you! Equipped with Full 32 board PV framework + SOLAR, low monthly electric bill. Focal AC w/temp control in ea/rm! Private Master Suite, Walk-in closet with additional capacity in loft/pull-down stepping stool w/190sf. Spacious two-car garage w/bicycle racks. Fully landscaped property with sprinklers and security framework. Property materials include Porcelain wood board ceramic tiles, Travertine, bamboo blinds, ranch screens, palm leaf fans, crown shaping, stone

Presented By James S. More, Realtor Broker® RB-6754, (R) CRS www.Jimmore.com, Locations, Diamond Head
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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 Community Association Community Assn Phone: Stories: One Style: Detach Single Family</p> <p>Property Condition: Excellent</p> <p>Parking: Construction/Exterior Finish: Above Ground, Double Wall, Masonry/Stucco, Slab</p> <p>Roofing: Other, Tile</p> <p>Possession: At Closing</p> <p>Occupancy: Tenant</p>	<p>Assessed Value Land: \$746,200 Assessed Value Improvmnts: \$813,400 Assessed Value Total: \$1,559,600 Monthly Taxes: \$391 Tax Year: 2022</p> <p>Terms Acceptable: Cash, Conventional, VA</p> <p>Existing Financing:</p> <p>Monthly Maint Fees: Monthly Assn Fees: 190 Other Monthly Fees: Total Monthly Fees: \$190 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, Other, Sunrise</p> <p>Lot Description: Clear</p> <p>Property Frontage:</p> <p>Remodeled Year: 2016 Full/Partial Remodel: Partial Disclosures: None</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: ADA Accessible, Bedroom on 1st Floor, Full Bath on 1st Floor, Landscaped, Patio/Deck, Storage</p> <p>Additional Rooms:</p> <p>Floor Covering: Ceramic Tile, Marble/Granite, W/W Carpet</p> <p>Inclusions: Photovoltaic - Owned, AC Central, AC Split, Auto Garage Door Opener, Book Shelves, Cable TV, Ceiling Fan, Convection Oven, Dishwasher, Disposal, Dryer, Home Warranty, Lawn Sprinkler, Microwave, Other, Range/Oven, Refrigerator,</p> <p>Security:</p> <p>Exclusions:</p> <p>Listing Courtesy: Coldwell Banker Realty</p>

Single Family Detail - Agent

Type: Single Family / **Status: Active** / MLS#: 202211447 / TMK: 1-3-9-109-056-0000
 Island: Oahu / Region: Hawaii Kai / Neighborhood: KOKO VILLAS



1023 KOKO KAI PLACE Honolulu, HI 96825

List Price: \$2,680,000 **Bedrooms:** 4 **Baths:** 3.5
Roofed Living Area: 3,192 **Water Front:** N
Open Lanai Area: 84 **Year Built:** 2005
Roofed Other Area: 184 **Listing Date:** 07/14/2022
Land Sq Ft: 7,068 **DOM:** 0
Tenure: Fee Simple **Close Date:**
Furnished: Partial **Sold Price:** **Concessions:**

Remarks: Welcome to Koko Villas! Remodeled in 2017, this executive style, 2-story home features 4 bedrooms, plus den (can be converted to a 5th bedroom), 3.1 baths, beautiful wood flooring throughout, 10-foot ceilings, and 3-car parking. 1 bedroom with full bath on first floor. The in-ground swimming pool and spa overlook Hawaii Kai Golf Course; only 11 of the 70 houses in Koko Villas have golf course fronts and only a few are 2-stories. This home features new appliances, warrantied cooktop, microwave and oven, new refrigerator, washer and dryer, central A/C, solar water heater, new EV car charger, and security alarm system. Near Sandy Beach, parks, restaurants, and shopping.

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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: Other</p> <p>Setbacks: Of Record Roads: Paved Rd, Private Rd Land Recorded: Regular System Flood Zone: Zone D Condo/CPR: 0 Public Report#: Community Assn: Community Assn Phone: Stories: Two Style: Detach Single Family</p> <p>Property Condition: Excellent</p> <p>Parking: Construction/Exterior Finish: Concrete, Double Wall</p> <p>Roofing: Tile</p> <p>Possession: 45 Days or Less</p> <p>Occupancy: Vacant</p>	<p>Assessed Value Land: \$1,075,300 Assessed Value Improvmnts: \$963,200 Assessed Value Total: \$2,038,500 Monthly Taxes: \$470 Tax Year: 2021</p> <p>Terms Acceptable: Cash, Conventional</p> <p>Existing Financing:</p> <p>Monthly Maint Fees: Monthly Assn Fees: Other Monthly Fees: 190 Total Monthly Fees: \$190 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: 100000 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: Golf Course, Mountain, Ocean, Other</p> <p>Lot Description: Clear</p> <p>Property Frontage: Golf Course</p> <p>Remodeled Year: 2017 Full/Partial Remodel: Full Disclosures: Property Disclosure Stmt</p> <p>Utilities Available: Cable, Connected, Internet, Private Water, Telephone, Water</p> <p>Pool: In Ground</p> <p>Amenities: Bedroom on 1st Floor, Full Bath on 1st Floor, Landscaped, Patio/Deck</p> <p>Additional Rooms:</p> <p>Floor Covering: Hardwood, Marble/Granite</p> <p>Inclusions: Water Heater, AC Central, AC Split, Auto Garage Door Opener, Blinds, Cable TV, Chandelier, Convection Oven, Dishwasher, Disposal, Drapes, Dryer, Lawn Sprinkler, Microwave, Range/Oven, Refrigerator, Security System, Smoke</p> <p>Security: Key</p> <p>Exclusions:</p> <p>Listing Courtesy: Sotheby's Int'l Realty</p>