



**-Villa Three-**

**1077 KOKO KAI PLACE  
 Honolulu, HI 96825**

**List Price:** \$1,300,000      **Bedrooms:** 3      **Baths:** 2.5  
**Roofed Living Area:** 2,362      **Water Front:** N  
**Open Lanai Area:** 240      **Year Built:** 2005  
**Roofed Other Area:**      **Listing Date:** 04/10/2018  
**Land Sq Ft:** 7,957      **DOM:** 4  
**Tenure:** Fee Simple      **Close Date:**  
**Furnished:** Negotiable      **Sold Price:**      **Concessions:**

**Remarks:** Contemporary and secluded single level Koko Villa III. Hard wood cabinets, granite counters, 10 ft ceilings, freshly painted with walking paths. Close to beaches, golf, hiking and entertainment. Located on quite cul-de-sac. Extra large corner, end unit. View exclusive, lifestyle video here: <https://youtu.be/AX6ax1IJ3Nc>

**Presented By: James S. More, Realtor Broker® RB-6754, (R) CRS**      [www.MoreHawaii.com](http://www.MoreHawaii.com), Locations, Diamond Head  
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<b>Property Info</b>	<b>Financial Info</b>	<b>Property Features</b>
<p><b>Elementary School:</b> Kamiloiki  <b>Intermediate School:</b> Niu Valley  <b>High School:</b> Kalani  <b>Zoning:</b> 05 - R-5 Residential District  <b>Easements:</b> Electric, Other</p> <p><b>Setbacks:</b> Of Record  <b>Roads:</b> Paved Rd  <b>Land Recorded:</b> Land Court  <b>Flood Zone:</b> Zone D  <b>Condo/CPR:</b> 0  <b>Public Report#:</b>  <b>Community Assn:</b>  <b>Community Assn Phone:</b>  <b>Stories:</b> One  <b>Style:</b> Detach Single Family</p> <p><b>Property Condition:</b> Excellent</p> <p><b>Parking:</b> 2 Car, Garage, Street  <b>Construction/Exterior Finish:</b> Above Ground, Double Wall, Masonry/Stucco, Slab, Wood Frame</p> <p><b>Roofing:</b> Tile</p> <p><b>Possession:</b> At Closing</p> <p><b>Occupancy:</b> Vacant</p>	<p><b>Assessed Value Land:</b> \$827,600  <b>Assessed Value Improvmnts:</b> \$490,600  <b>Assessed Value Total:</b> \$1,318,200  <b>Monthly Taxes:</b> \$321  <b>Tax Year:</b> 2017</p> <p><b>Terms Acceptable:</b> Cash, Conventional, VA  <b>Existing Financing:</b></p> <p><b>Monthly Maint Fees:</b> \$230  <b>Monthly Assn Fees:</b>  <b>Other Monthly Fees:</b>  <b>Total Monthly Fees:</b> \$230  <b>Mon Rental Inc:</b>  <b>FA/FP (if LH):</b>  <b>Fee Purchase Amt:</b>  <b>Other Fee Includes:</b> Maintenance</p> <p><b>Sale Conditions:</b> None</p> <p><b>Mortgage Payment Includes:</b></p> <p><b>Home Exemption:</b> 145000  <b>Lease Until Year:</b>  <b>Lease Expires (Mon/Yr):</b>  <b>Current Mon Lease/Rent:</b>  <b>Next Step-Up Mon Rent:</b>  <b>Next Until Year:</b>  <b>2nd Step-Up Mon Rent:</b>  <b>2nd Until Year:</b>  <b>Lessor:</b>  <b>Reneg Date:</b></p>	<p><b>View:</b> Garden, Golf Course, Mountain, Ocean, Sunrise, Sunset  <b>Lot Description:</b> Other</p> <p><b>Property Frontage:</b> Other</p> <p><b>Remodeled Year:</b>  <b>Full/Partial Remodel:</b>  <b>Disclosures:</b> Pet on Property, Property Disclosure Stmt</p> <p><b>Utilities Available:</b> Cable, Internet, Telephone, Underground Electricity, Water</p> <p><b>Pool:</b> None</p> <p><b>Amenities:</b> Storage, Bedroom on 1st Floor, Entry, Full Bath on 1st Floor, Landscaped, Patio/Deck, Wall/Fence</p> <p><b>Additional Rooms:</b></p> <p><b>Floor Covering:</b> Ceramic Tile, Marble/Granite, Vinyl</p> <p><b>Inclusions:</b> AC Split, Auto Garage Door Opener, Blinds, Dishwasher, Disposal, Drapes, Dryer, Lawn Sprinkler, Microwave, Range/Oven, Refrigerator, Washer</p> <p><b>Security:</b> Key</p> <p><b>Exclusions:</b></p> <p><small>Listing Courtesy: East Oahu Realty, Inc.</small></p>

# Single Family Detail - Agent

Type: Single Family / **Status: Active** / MLS#: 201801057 / TMK: 1-3-9-109-045-0000  
 Island: Oahu / Region: Hawaii Kai / Neighborhood: KOKO VILLAS



**-Villa Four-**

## 1032 KOKO KAI PLACE Honolulu, HI 96825

**List Price:** \$1,489,000  
**Roofed Living Area:** 2,541  
**Open Lanai Area:** 221  
**Roofed Other Area:**  
**Land Sq Ft:** 6,954  
**Tenure:** Fee Simple  
**Furnished:** None

**Bedrooms:** 4  
**Baths:** 3.5  
**Water Front:** N  
**Year Built:** 2004  
**Listing Date:** 01/16/2018  
**DOM:** 4  
**Close Date:**  
**Sold Price:**  
**Concessions:**

**Remarks:** BETTER THAN NEW. Welcome to contemporary elegance in exclusive Koko Villas in Beautiful Hawaii Kai. Sought after single level 4 bedroom/3.5 bath Villa 4 in absolute pristine condition. Renovated 2015-2017...ALL NEW...engineered hand scraped hardwood Acacia floors w/ 5.25" baseboards, berber carpeting/pad, KitchenAid SS appliances, Whirlpool washer/dryer, interior/exterior paint, Kohler bathroom fixtures including WASHLET, custom window treatment throughout, lighting, ceiling fans, smoke detectors, landscaping front/rear yards, 2 zone CENTRAL

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Property Info	Financial Info	Property Features
<p><b>Elementary School:</b> Kamiloiki  <b>Intermediate School:</b> Niu Valley  <b>High School:</b> Kaiser  <b>Zoning:</b> 05 - R-5 Residential District  <b>Easements:</b> Other</p> <p><b>Setbacks:</b> C&amp;C  <b>Roads:</b> County Rd  <b>Land Recorded:</b> Regular System  <b>Flood Zone:</b> Zone D  <b>Condo/CPR:</b> 0  <b>Public Report#:</b>  <b>Community Assn:</b>  <b>Community Assn Phone:</b>  <b>Stories:</b> One  <b>Style:</b> Detach Single Family</p> <p><b>Property Condition:</b> Excellent</p> <p><b>Parking:</b> 2 Car, Driveway, Garage, Street  <b>Construction/Exterior Finish:</b> Double Wall, Masonry/Stucco, Slab</p> <p><b>Roofing:</b> Tile</p> <p><b>Possession:</b> Seller Lease Back</p> <p><b>Occupancy:</b> Owner</p>	<p><b>Assessed Value Land:</b> \$760,700  <b>Assessed Value Improvmnts:</b> \$526,400  <b>Assessed Value Total:</b> \$1,287,100  <b>Monthly Taxes:</b> \$375  <b>Tax Year:</b> 2018</p> <p><b>Terms Acceptable:</b> Cash, Conventional, Exchange, VA  <b>Existing Financing:</b></p> <p><b>Monthly Maint Fees:</b>  <b>Monthly Assn Fees:</b> 166  <b>Other Monthly Fees:</b>  <b>Total Monthly Fees:</b> \$166  <b>Mon Rental Inc:</b>  <b>FA/FP (if LH):</b>  <b>Fee Purchase Amt:</b>  <b>Other Fee Includes:</b></p> <p><b>Sale Conditions:</b> None</p> <p><b>Mortgage Payment Includes:</b></p> <p><b>Home Exemption:</b> 80000  <b>Lease Until Year:</b>  <b>Lease Expires (Mon/Yr):</b>  <b>Current Mon Lease/Rent:</b>  <b>Next Step-Up Mon Rent:</b>  <b>Next Until Year:</b>  <b>2nd Step-Up Mon Rent:</b>  <b>2nd Until Year:</b>  <b>Lessor:</b>  <b>Reneg Date:</b></p>	<p><b>View:</b> Mountain</p> <p><b>Lot Description:</b> Other</p> <p><b>Property Frontage:</b></p> <p><b>Remodeled Year:</b> 2016  <b>Full/Partial Remodel:</b> Partial  <b>Disclosures:</b> Pet on Property, Property Disclosure Stmt</p> <p><b>Utilities Available:</b> Cable, Connected, Internet, Public Water, Sewer Fee, Telephone, Underground Electricity</p> <p><b>Pool:</b> None</p> <p><b>Amenities:</b> Bedroom on 1st Floor, Entry, Full Bath on 1st Floor, Patio/Deck, Wall/Fence</p> <p><b>Additional Rooms:</b></p> <p><b>Floor Covering:</b> Hardwood, Marble/Granite, Other, W/W Carpet</p> <p><b>Inclusions:</b> AC Central, Auto Garage Door Opener, Blinds, Cable TV, Ceiling Fan, Dishwasher, Disposal, Dryer, Home Warranty, Photovoltaic, Range/Oven, Refrigerator, Smoke Detector, Solar Heater, Washer</p> <p><b>Security:</b></p> <p><b>Exclusions:</b> Ceiling Fan, Chandelier</p> <p>Listing Courtesy: Coldwell Banker Pacific Properties</p>