

# Residential Full

**1-9-5-059-096-0000 95-1028 Aoakua St, Mililani 96789**

MLS#: **202413866**  
 Status: **Active**  
 Lnd Tenure: **FS - Fee Simple**  
 Listing Service: **Full Service**

Region: **Central** Bldg Nm:  
 Nghbrhd: **MILILANI MAUKA** Fee Options:

LP: **\$1,350,000**  
 OLP: **\$1,350,000**



HiCentralMLS

### General Information

Prop Type: **Single Family**  
 Style: **Detach Single Family**  
 Prop Cond: **Excellent, Above Average**

### Sqft Information

Grg/Car Sqft: **2**  
 Sqft Liv: **2,043**  
 Lanai Sqft:

### Bldg Information

Beds: **3**  
 Baths: **2/1**  
 New Dev: **No**  
 Ttl Park: **4**  
 Addl Park:  
 Stories:  
 Yr Rmdled:  
 Year Built: **1993**

Sqft Oth:  
 Total Sqft: **2,043**  
 Land Sqft: **5,980**  
 Lot Acres: **.137**

DOM: **0**  
 CDOM: **0**  
 Furnished: **None**  
 Fract Own: **No**

### School Information

Elem: **Mililani Mauka**  
 Middle: **Mililani**  
 High: **Mililani**

### Additional Information

View: **None**  
 Zoning: **05 - R-5 Residential District**  
 Flood Zone: **Zone D**  
 Location: **Inside**  
 Lot Desc: **Clear**  
 Set Backs: **C&C**  
 Easements: **None**  
 Land Recorded: **Dual Systems**

Recent: **06/12/2024 : NEW**

### Listing/Agent/Office Information

Listing Date: **06/12/24** Cont Acc Date:  
 Possession: **45 Days or Less, 45 Days or More**  
 List Type: **Exclusive Rights**  
 Agent: **Shannon D Severance(RA)**  
 Ag Email: **sseverance@remax.net**  
 License #: **RS-73715**  
 Office: **RE/MAX Honolulu**

Tmp Wth Date:  
 Occupant Type: **Owner**  
 Listing Svc: **Full Service**  
 Agent Mbr #: **42932**  
 Corp Office Lic #: **RB-20389**  
 Office Mbr #: **RMXH**

Exp Date: **06/12/25**  
 Off Mrkt Date:  
 Lock Box: **OTHER**  
 Agent Ph: **(808) 426-8772**  
 Office Ph: **(808) 687-8900**  
 Off Fax Ph: **(808) 687-8902**  
 Oth Fees Mthy:

Maintenance Fee:  
 Enhanced Photos: **No**

Assoc Fee: **\$48**

### Compensation to Cooperating Brokerage

Compensation: **2** % or \$:  
 Dual/Var Rate: **No** Comp. Subj To: **%**

GE Tax Paid-Seller: **Yes**  
 Comp. Method:

Comp. Cmnts:

### Remarks

Pub Rmks:

Welcome home to this rarely available 3 bedroom 2.5 bathroom in highly sought after Mililani Mauka. This Pacific Traditions is turn key ready and offers Hawaii living at its finest. Located inside a quiet neighborhood on 5,980 sq ft land. From the manicured front yard with charming curb appeal to the slightly terraced backyard, this lot size has so much to offer. Inside you are welcomed by large windows, high vaulted ceilings and fresh interior paint throughout. Life-proof Seasoned Wood Vinyl Flooring in the downstairs area. The large kitchen has an open concept Acacia Butcher Block Countertops, upgraded kitchen appliances 2021. More upgrades like washer/dryer 2022, recessed front living room lighting 2023, upgraded guest bathroom, upgraded blinds downstairs and in 2nd bedroom upstairs, 3 new ceiling fans, 2018 new AC in the primary, Owned 22 PV system with Batteries, avg bill \$44 in last 6 months!17 x LG360 watt panels 5 x LG 370 watt panels 19.5kWh Eguana battery, installed 2018/2019. The primary room us located on the bottom floor with walk in closet and ensuite. Upstairs you will find 2 more rooms, full bath and a loft area, great for bonus space or covert to a 4th bedroom.

Agent Rmks:

For SHOWINGS, please EMAIL, sseverance@remax.net with the date and time of the requested showing. Allowing 24 hours notice for the owner. DO NOT USE SHOWING TIME. Kindly consider Tanya McBride - tmcbride@firstam.com with First American Title (Kapolei). Reviewing offers as received. Property to be sold AS-IS  
**One Day Notice Req'd, Listor Must Be Present**

Show Inst:

Mgmt Co:  
 Community Assn: **Mililani Town**  
 Public Report #:

Mgmt Co #:  
 Assoc Phone: **8086237300**

### Features

Story Type: **Two**  
 Parking: **3 Car+, Driveway, Garage, Street**  
 Roofing: **Composition**  
 Topography: **Terraced**  
 Security Feat: **Key**  
 Pool Feat: **None**  
 Amenities: **Bedroom on 1st Floor, Full Bath on 1st Floor, Landscaped, Patio/Deck, Wall/Fence**  
 Utilities: **Cable, Internet, Public Water, Sewer Fee, Telephone, Underground Electricity**  
 Inclusions: **AC Split, AC Window Unit, Attic Fan, Auto Garage Door Opener, Blinds, Cable TV, Ceiling Fan, Dishwasher, Drapes, Dryer, Lawn Sprinkler, Microwave Hood, Photovoltaic - Owned, Range/Oven, Refrigerator, Smoke Detector, Washer**

Road Frontage: **County Rd, Paved Rd**  
 Flooring: **Vinyl, W/W Carpet**  
 Construction: **Above Ground, Masonry/Stucco, Single Wall, Slab, Wo**

Disclosures:

**Property Disclosure Stmt**

### Room Information

Room	Lvl	Description
Half Bathroom	L	upgraded half bath
Loft	U	with a built in desk

Room	Lvl	Description
Family Room	L	custom shelving
Laundry Room	L	newer washer dryer 2022

### Tax & Financial Information

TMK: **1-9-5-059-096-0000**  
 Taxes/Mnthly: **\$316** Tax Assess Imp: **\$342,600**

Terms Acceptable: **Cash, Conventional, VA**

Tax Year: **2023** Tax Assess Lnd: **\$939,800** Rent Inc Mthy:  
Home Exempt: **100000** Tax Assess Tot: **\$1,282,400** Spcl Sales Cond: **None**

© HiCentral MLS, Ltd.®. All rights reserved. Information herein deemed reliable but not guaranteed. Generated on 06/12/2024 1:46:15 PM

©2017-2024 HiCentral MLS, Ltd.®. All rights reserved. Information herein deemed reliable but not guaranteed.