

# \$1,200,000 - 48 Kupaloke St Lot 72, Wailuku

MLS® #399373

**\$1,200,000**

3 Bedroom, 2.50 Bathroom, 1,998 sqft

Residential on 0.14 Acres

Anuheia at Kehalani, Wailuku, HI

There is a one-year owner occupant restriction, restriction will be lifted after September 16th, 2023. Closing timeframe unknown at this time until further notice from Hawaiian Electric regarding electric meter. Seller Financing Incentive of 30-year fixed 6% interest rate, 0 points\*\* for closing by October 31st, 2023. Welcome home to Anuheia at Kehalani, a brand new 164-single family home community. This home will be move in ready by 9/19/2023. Beautiful features include vaulted ceiling in the second-floor great room, 9-foot ceiling throughout, oversized dual glazed vinyl windows, Corian Countertops and many more upgrade features for your daily enjoyment. Located within close proximity to the community walking/bicycling path and parks. Home purchase comes with a 1-year customer service program and a 10-year limited builder's warranty and is part of the Phase 6 sales release at Anuheia at Kehalani.

Photo is of rendering/model home and is not the actual home for sale. Home is under construction, please do not go on construction site. Showings are limited to 4pm during weekdays and 10am-4pm during weekends as this home is under construction, 24-hour advance notice required. \*\*Owner-Occupant Purchases with Minimum of 740+ Ficosâ€™™. Based on a purchase price of \$1,211,000 and 20% down payment, the loan amount would be \$968,800 for a 30-year fixed rate mortgage at 6.000%/6.435% Annual Percentage Rate (APR) and 4.0 points (paid by Seller), the



monthly principal and interest payment (Mo  
Pmt) would be \$5,808.45 for 360 months  
(effective 7/14/2023). Certain restrictions apply  
and applicable upfront lock fee may be  
refunded. Applicant(s) is/are subject to loan  
qualification, underwriting guidelines, and  
credit policy of ASB. Certain terms and  
restrictions apply. For more information,  
please contact an ASB Residential Loan  
Officer.

Built in 2023

### **Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 399373                  |
| Price          | \$1,200,000             |
| Bedrooms       | 3                       |
| Bathrooms      | 2.50                    |
| Square Footage | 1,998                   |
| Land Tenure    | Fee Simple              |
| Acres          | 0.14                    |
| Year Built     | 2023                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Sold Price     | \$1,200,000             |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 48 Kupaloke St Lot 72 |
| Area        | Wailuku               |
| Subdivision | Anuheia at Kehalani   |
| City        | Wailuku               |
| State       | HI                    |
| Zip Code    | 96793                 |

### **Amenities**

|              |                |
|--------------|----------------|
| Parking      | Garage         |
| # of Garages | 2              |
| View         | Mountain/Ocean |

|                 |      |
|-----------------|------|
| Waterfront      | None |
| Vacation Rental | No   |

### **Additional Information**

|                         |                 |
|-------------------------|-----------------|
| Date Listed             | July 14th, 2023 |
| Days on Market          | 823             |
| HOA Fees                | 83              |
| HOA Fees Freq.          | Monthly         |
| Monthly Maintenance Fee | \$50            |

### **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Towne Island Homes, Ltd |
|----------------|-------------------------|

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