

## **Basic information and Disclosure Sheet on Waiakea Lagoon View Apartments:**

There are 3 apartment complexes on three adjoining properties that comprise The Waiakea Lagoon View Apartments. These apartment complexes are called, (1) Lagoon View, (2) Park View and (3) Wailoa.

Generally, Plus and Minuses for each apartment complex are as follows:

### **Lagoon View :** ( 30 units)

The one bed rooms units are about 400s.f.,and except for 2 units, they are either fully and partially carpeted (living room/kitchen area has laminated wood & vinyl or ceramic tile flooring) with one bath room (tub/shower) , a full size refrigerator, gas range and micro -oven in the kitchen area. The 2 bed room units are either carpeted or with laminated wood flooring, with one bath room(tub/shower combo), a full size refrigerator, gas range and micro -oven in the kitchen area containing an area of about 537 s.f. with one bed room having 165 s.f. and the other 110 s.f.

**Pluses:** It has the best view overlooking a scenic lagoon. A coin operated laundry room is located in the complex. All rooms have standard cable service (78 channels) and high speed internet road runner service.

**Minuses:** All units do not have a balcony. Second and third floor walk up units. Noise from a disco located in Waiakea Villa across the lagoon from our complex sometimes is too loud and bothersome from Thursday to Saturday nights. The adjoining affordable apartment complex has some times noisy tenants.

### **Parkview:** (50 units)

Generally, the one bed rooms units are about 496 sf. (528 sf with Lanai) and are either carpeted or laminated wood flooring. All units have tub/shower bath rooms, a full size refrigerator, gas range and micro -oven in the kitchen area. Some units are slightly smaller. The 2 bed room units are about 595 sf. (627 with a balcony for units on the upper floors). The bed rooms generally contain an area of 120 s.f. and 112 s.f.

**Pluses:** All units from the second floor up have balconies. Ground floor units have an enclosed lanai. Some units have a view that can see the scenic lagoon and/or Mauna Kea Mountain. A coin operated Laundromat is located here. All rooms have standard cable TV service and high speed internet road runner service.

**Minuses:** Most units only have a partial view or no view a of the lagoon. The units generally are two to three story walk ups.

### **Wailoa Apartment Complex:** ( 24 units)

Generally: The units vary in size depending on which building the unit is located (there are three separate buildings), A typical one bed room unit is about 495 sf (527 with a lanai for some of the un its. The 2 bed room unit is generally about 627 sf (659 with lanai). Most units are either carpeted or have laminated wood flooring. There are two ground floor units with ceramic tile flooring . All units have one bath room (combination shower and bath tub), a full size refrigerator, a micro wave and either a gas/or electric range in the kitchen.

**Pluses:** These units are larger than that of Lagoon View and Park View. Several units have a large lanai area that allows extra storage space that is not available for students that occupy units in the Lagoon View and/or Park View complex. The UHH transportation shuttle van stops at this location. All rooms have standard cable TV service and high speed internet road runner service.

**Minuses:** These units lack a scenic view of the lagoon.

**Note: The above units are residential units. Strict adherence to quiet hours are required. If you are a party person, do not bother to apply.**