

47-170 Ahuimanu Road, Kaneohe 96744

Status: Sold	MLS#: 201700136	Parcel#: 1-4-7-002-025-0000
List Price: \$1,750,000	Original Price: \$1,800,000	Price Change: \$-50,000
Beds: 9 Baths: 5/1	Year Built: 1992	Remodeled:
Region: Kaneohe	Neighborhood: Ahuimanu Area	Building:
Living Sq Ft: 4,156	Other Sq Ft: 0	Total Sq Ft: 4,156
Land Sq Ft: 117,743	Land Tenure: FS - Fee Simple	Lanai Sq Ft: 0
Total Parking: 3	Date Listed: 01-04-2017	Days on Market: 114
View: Garden, Mountain	Frontage:	Type: Single Family
Assessed Building: \$468,800	Assessed Land: \$485,300	Assessed Value: \$954,100
Taxes: \$255 Year: 2017	Maintenance Fee: \$0	Association Fee: \$0
Flood Zone: Zone D	Stories: Two	CPR: No
Condition: Above Average, Average	Parking: 3 Car+, Carport, Driveway	Zoning : 56 - Country District
Close Price: \$1,600,000	Close Date: 12-20-2017	Financing: Conventional Concessions: 20000
Elementary: Kahaluu	Middle School: King	High School: Castle

Public Remarks: Almost 3-acre lot with 2 homes on the property. Brand new retaining rock wall cost over \$100K just added to the property. Main home has 4/3 with high ceiling, open floor plan and also with a pool for relaxation and entertainment. The lower home has 2/1 and 2/1.5 with income. Enjoy mountain view with fruits trees and 70 panel owned photovoltaic. Plenty of parking, very private and yet easy access. Square footage and number of rooms differ from the tax record. This is a must see! View Seller's Highlights and Large Professional Photos at bit.ly/OahuRE109 **Sale Conditions:** None * [Photos](#), [History](#)

Inclusions: AC Split, AC Window Unit, Blinds, Book Shelves, Cable TV, Ceiling Fan, Convection Oven, Dishwasher, Disposal, Dryer, Microwave Hood, Microwave, Photovoltaic - Owned, Range Hood, Range/Oven, Refrigerator, Satellite Dish, Security System, Solar Heater, Washer **Amenities:** Patio/Deck, Wall/Fence **Utilities:** Cable, Cesspool, Connected, Internet, Overhead Electricity, Public Water, Septic, Telephone, Underground Electricity, Water **Construction:** Double Wall, Hollow Tile, Wood Frame **Lot Features:** Wooded **Floor:** Ceramic Tile, Laminate, Marble/Granite, W/W Carpet **Disclosures:** Property Disclosure Stmt **Land Recorded:** Land Court **Furnished:** Negotiable **Architectural Style:** Detach Single Family **Construction Materials:** Double Wall, Hollow Tile, Wood Frame **Roof:** Asphalt Shingle, Other **Flooring:** Ceramic Tile, Laminate, Marble/Granite, W/W Carpet **Security Features:** Key, Video **Easements:** None **Set Backs:** Of Record **Special Listing Conditions:** None **Management Company:** Management Company **Phone:**

