

Makaua Shores, Kaaawa 96730

Status: Sold	MLS#: <u>2500674</u>	Parcel#: <u>1-5-1-003-002-0007</u>
List Price: \$650,000	Original Price: \$675,000	Price Change: \$-25,000
Beds: 2 Baths: 1/1	Year Built: 1964	Remodeled: 1990
Region: Kaneohe	Neighborhood: Kaaawa	Building: Makaua Shores
Living Sq Ft: 1,137	Other Sq Ft: 216	Total Sq Ft: 1,641
Land Sq Ft: 43,560	Land Tenure: FS - Fee Simple	Lanai Sq Ft: 288
Total Parking: 0	Date Listed: 01-14-2005	Days on Market: 90
View: Mountain, Ocean	Frontage: Ocean, Stream/Canal, Waterfront	Type: Single Family
Assessed Building: \$109,800	Assessed Land: \$97,800	Assessed Value: \$207,600
Taxes: \$53 Year: 2004	Maintenance Fee: \$135	Association Fee: \$0
Flood Zone: Zone AE	Stories: Two	CPR: Yes
Condition: Above Average	Parking: 2 Car	<u>Zoning:</u> 05 - R-5 Residential District
Close Price: \$625,000	Close Date: 06-09-2005	Financing: Exchange Concessions:
Elementary: Kaaawa	Middle School: Kahuku	High School: Kahuku

Public Remarks: Oceanfront without the multi-million dollar price! Single family home cottage style 2/1.5 + loft and 2 pkg with direct ocean views from master bedroom and back lanai. Private, streamside screened lanai, fenced/covered courtyard, A/C, Juccuzi tub, furnished to sleep five and mountain views too. CPR of 8 homes on 1 acre with pool and tennis. Perfect second home or vacation home (monthly rentals okay)! **Sale Conditions:** * [Photos](#), [History](#)

Inclusions: AC Split, AC Window Unit, Blinds, Cable TV, Ceiling Fan, Dishwasher, Disposal, Drapes, Dryer, Heat Pump, Range/Oven, Refrigerator, Security System, Smoke Detector, Washer **Amenities:** Landscaped, Tennis Court **Utilities:** Cable, Internet, Overhead Electricity, Public Water, Septic, Telephone **Construction:** Single Wall, Wood Frame **Lot Features:** Other, Wooded **Floor:** Ceramic Tile **Disclosures:** 1031 Exchange, Listor Owner, Property Disclosure Stmt **Land Recorded:** Land Court **Furnished:** Partial **Architectural Style:** 2 Bedroom Cottage,CPR,Detach Single Family **Construction Materials:** Single Wall,Wood Frame **Roof:** Wood Shake **Flooring:** Ceramic Tile **SecurityFeatures:** **Easements:** None **Set Backs:** C&C **Special Listing Conditions:** **Management Company:** HOA **Management Company Phone:** 9999999



