

Windward Ests 46-078 Emepela Place Unit L/101, Kaneohe 96744 * Windward Ests ***\$176,900 * Originally \$204,900**

Sold Price: \$175,000	Sold Date: 01-12-2011	Sold Ratio: 99%
Beds: 4	MLS#: 1009278, LH	Year Built: 1982
Bath: 2/2	Status: Sold	Remodeled:
Living Sq. Ft.: 1,744	List Date & DOM: 07-15-2010 & 166	Total Parking: 2
Land Sq. Ft.: 660,108	Condition: Average	Assessed Value
Lanai Sq. Ft.: 0	Frontage: Other	Building: \$358,800
Sq. Ft. Other: 0	Tax/Year: \$131/2010	Land: \$81,500
Total Sq. Ft. 1,744	Neighborhood: Windward Estates	Total: \$440,300
Maint./Assoc. \$689 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: / No
Parking: Carport, Covered - 2	Frontage: Other	
Zoning :	View: City	

Public Remarks: LENDER OWNED,NOT A SHORT SALE!Spacious 4 bdrm, 2 full baths, 2 half baths,tri-level townhome w/courtyard.Fee will be open in few months. Amenities incl pool,tennis,whirlpool,bbq.Minutes to the Windward Mall,theatres,post office,busline,MCBH and freeways.All offers must have pq letter from any Bank of Am loan officer 808-275-8900,allow 2 business days for review. 75% owner occupancy **Sale Conditions:** Lender Sale **Schools:** [Heeia](#), [King](#), [Castle](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
46-078 Emepela Place L/101	\$176,900 LH	4 & 2/2	1,744 \$101	660,108 \$0	0	0%	1	166

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
46-078 Emepela Place L/101	\$131 \$689 \$0	\$81,500	\$358,800	\$440,300	40%	1982 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
46-078 Emepela Place L/101	\$175,000	01-12-2011	99%	85%	Cash

[46-078 Emepela Place L/101](#) - MLS#: [1009278](#) - Original price was \$204,900 - LENDER OWNED,NOT A SHORT SALE!Spacious 4 bdrm, 2 full baths, 2 half baths,tri-level townhome w/courtyard.Fee will be open in few months. Amenities incl pool,tennis,whirlpool,bbq.Minutes to the Windward Mall,theatres,post office,busline,MCBH and freeways.All offers must have pq letter from any Bank of Am loan officer 808-275-8900,allow 2 business days for review. 75% owner occupancy **Region:** Kaneohe **Neighborhood:** Windward Estates **Condition:** Average **Parking:** Carport, Covered - 2 **Total Parking:** 2 **View:** City **Frontage:** Other **Pool:** **Zoning:** **Sale Conditions:** Lender Sale **Schools:** [Heeia](#), [King](#), [Castle](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number