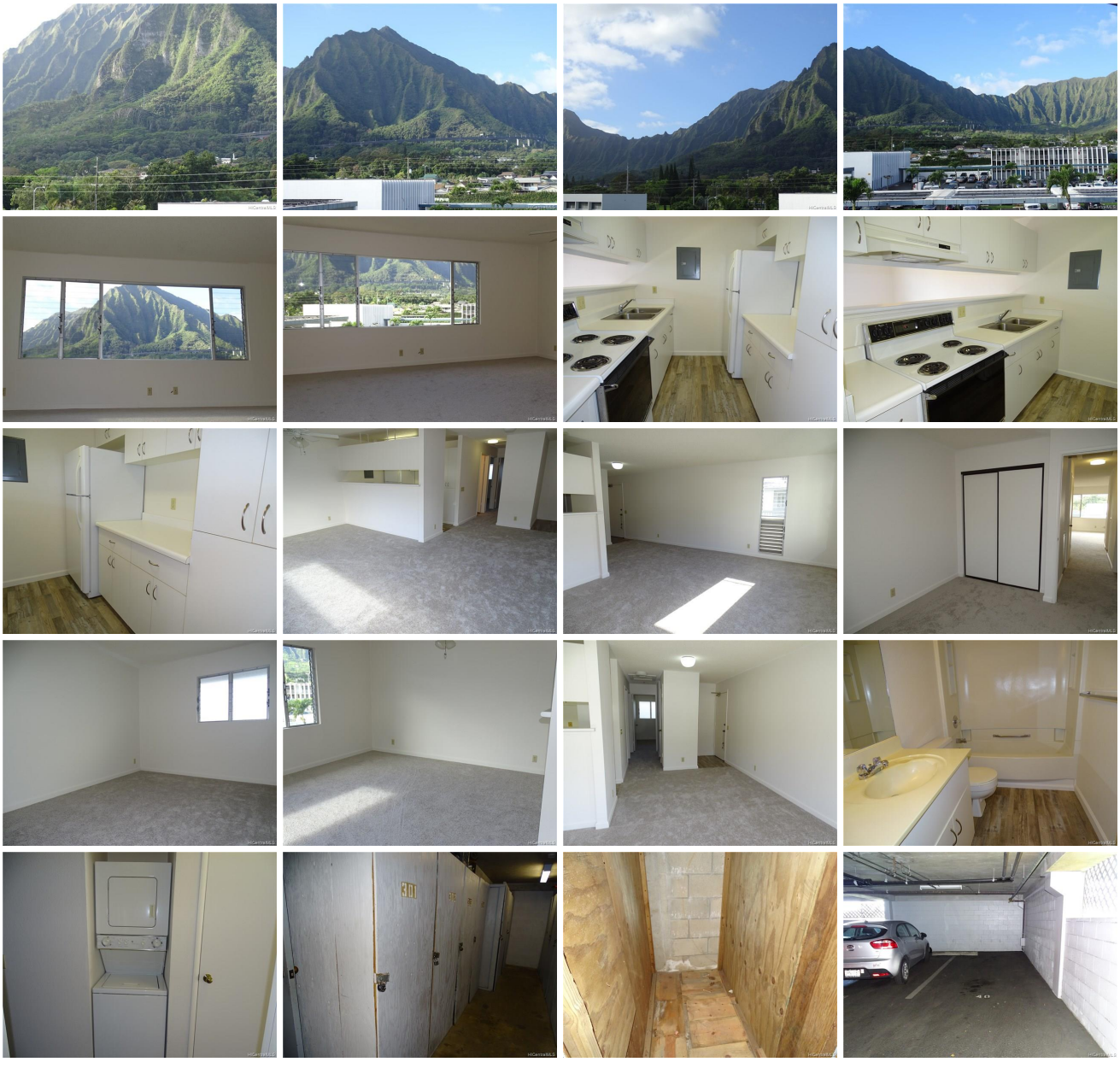
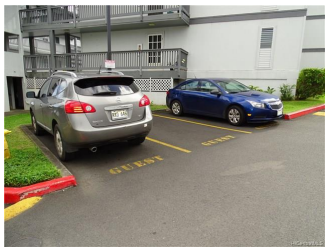
Windward Acres 46-269 Kahuhipa Street Unit D301, Kaneohe 96744 * Windward Acres * $455,000 * Originally $415,000

Sold Price: $452,000	Sold Date: 03-23-2018	Sold Ratio: 99%
Beds: **2**	MLS#: **201804044, FS**	Year Built: **1990**
Bath: **1/0**	Status: **Sold**	Remodeled:
Living Sq. Ft.: **768**	List Date & DOM: **02-12-2018** & **11**	Total Parking: **1**
Land Sq. Ft.: **194,626**	Condition: **Excellent**	Assessed Value
Lanai Sq. Ft.: **0**	Frontage: **Other**	Building: **$301,500**
Sq. Ft. Other: **0**	Tax/Year: **$68/2017**	Land: **$35,500**
Total Sq. Ft. **768**	Neighborhood: **Windward Estates**	Total: **$337,000**
Maint./Assoc. **$331 / $0**	Flood Zone: **Zone X - Tool**	Stories / CPR: **Three / No**
Parking: **Covered - 1, Garage, Guest**	Frontage: **Other**	
Zoning: **12 - A-2 Medium Density Apartme**	View: **Mountain**	

Public Remarks: Sweeping & gorgeous Ko'olau mountain range view. Watch the waterfalls during rainy days. Bright & breezy, immaculate 2 bedroom upgraded with brand new paint, carpet and laminate flooring. Enjoy BBQ area and children playground. Great location, close to Windward Mall, H3, Kaneohe District Park with pool, tennis etc. Pet friendly. Covered stall and storage locker. **Sale Conditions:** None **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
46-269 Kahuhipa Street D301	**$455,000**	2 & 1/0	768 | $592	194,626 | $2	0	48%	3	11

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
46-269 Kahuhipa Street D301	$68 | $331 | $0	$35,500	$301,500	$337,000	135%	1990 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
46-269 Kahuhipa Street D301	$452,000	03-23-2018	99%	109%	Cash

46-269 Kahuhipa Street D301 - MLS#: 201804044 - Original price was $415,000 - Sweeping & gorgeous Ko'olau mountain range view. Watch the waterfalls during rainy days. Bright & breezy, immaculate 2 bedroom upgraded with brand new paint, carpet and laminate flooring. Enjoy BBQ area and children playground. Great location, close to Windward Mall, H3, Kaneohe District Park with pool, tennis etc. Pet friendly. Covered stall and storage locker. **Region:** Kaneohe **Neighborhood:** Windward Estates **Condition:** Excellent **Parking:** Covered - 1, Garage, Guest **Total Parking:** 1 **View:** Mountain **Frontage:** Other **Pool:** **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** Heeia, King, Castle * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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