

**Windward Acres 46-269 Kahuhipa Street Unit D109, Kaneohe 96744 \* Windward Acres \*****\$415,000**

|                                                                 |                                                   |                                  |
|-----------------------------------------------------------------|---------------------------------------------------|----------------------------------|
| Sold Price: \$425,000                                           | Sold Date: 05-09-2018                             | Sold Ratio: 102%                 |
| Beds: <b>2</b>                                                  | MLS#: <a href="#">201808507</a> , FS              | Year Built: <b>1990</b>          |
| Bath: <b>1/0</b>                                                | Status: <b>Sold</b>                               | Remodeled: <b>2001</b>           |
| Living Sq. Ft.: <b>692</b>                                      | List Date & DOM: <b>04-03-2018 &amp; 5</b>        | Total Parking: <b>2</b>          |
| Land Sq. Ft.: <b>194,626</b>                                    | Condition: <b>Average</b>                         | <a href="#">Assessed Value</a>   |
| Lanai Sq. Ft.: <b>0</b>                                         | Frontage:                                         | Building: <b>\$287,800</b>       |
| Sq. Ft. Other: <b>0</b>                                         | Tax/Year: <b>\$51/2017</b>                        | Land: <b>\$32,000</b>            |
| Total Sq. Ft. <b>692</b>                                        | Neighborhood: <b>Windward Estates</b>             | Total: <b>\$319,800</b>          |
| Maint./Assoc. <b>\$298 / \$0</b>                                | <a href="#">Flood Zone</a> : <b>Zone X - Tool</b> | Stories / CPR: <b>Three / No</b> |
| Parking: <b>Open - 2</b>                                        | Frontage:                                         |                                  |
| <a href="#">Zoning</a> : <b>12 - A-2 Medium Density Apartme</b> | View: <b>Garden, Mountain</b>                     |                                  |

**Public Remarks:** Great Location near H3, LIKELIKE HWY, Windward Mall- 2 bedrooms 1 bath first floor unit with 2 parking stalls. Tile flooring throughout the unit. TENANT OCCUPIED, please do not disturb the tenants. All showing's need 48-hour notice. **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 |
|---------------------------------------------|---------------------------|----------|---------------|---------------|-------|------|----|-----|
| <a href="#">46-269 Kahuhipa Street D109</a> | <a href="#">\$415,000</a> | 2 & 1/0  | 692   \$600   | 194,626   \$2 | 0     | 52%  | 1  | 5   |

| Address                                     | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|---------------------------------------------|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">46-269 Kahuhipa Street D109</a> | \$51   \$298   \$0  | \$32,000      | \$287,800         | \$319,800      | 130%  | 1990 & 2001      |

| Address                                     | Sold Price | Sold Date  | Sold Ratio | Original Ratio | Sold Terms   |
|---------------------------------------------|------------|------------|------------|----------------|--------------|
| <a href="#">46-269 Kahuhipa Street D109</a> | \$425,000  | 05-09-2018 | 102%       | 102%           | Conventional |

[46-269 Kahuhipa Street D109](#) - MLS#: [201808507](#) - Great Location near H3, LIKELIKE HWY, Windward Mall- 2 bedrooms 1 bath first floor unit with 2 parking stalls. Tile flooring throughout the unit. TENANT OCCUPIED, please do not disturb the tenants. All showing's need 48-hour notice. **Region:** Kaneohe **Neighborhood:** Windward Estates **Condition:** Average **Parking:** Open - 2 **Total Parking:** 2 **View:** Garden, Mountain **Frontage:** 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