Nani Koolau 46-232 Kahuhipa Street Unit E101, Kaneohe 96744 * Nani Koolau * $429,000

Sold Price: $413,000	Sold Date: 10-18-2018	Sold Ratio: 96%
Beds: **2**	MLS#: **201818290, FS**	Year Built: **1979**
Bath: **1/1**	Status: **Sold**	Remodeled: **2018**
Living Sq. Ft.: **782**	List Date & DOM: **07-28-2018** & **10**	Total Parking: **2**
Land Sq. Ft.: **84,550**	Condition: **Above Average**	Assessed Value
Lanai Sq. Ft.: **120**	Frontage:	Building: **$325,700**
Sq. Ft. Other: **0**	Tax/Year: **$110/2018**	Land: **$49,100**
Total Sq. Ft. **902**	Neighborhood: **Windward Estates**	Total: **$374,800**
Maint./Assoc. **$465 / $0**	Flood Zone: **Zone X - Tool**	Stories / CPR: **One / No**
Parking: **Assigned, Guest, Open - 2**	Frontage:	
Zoning: **12 - A-2 Medium Density Apartme**	View: **Garden**	

Public Remarks: Rare Ground Floor, Single Level Townhouse with Large Covered Lanai, large Private Yard & 2 Parking stalls! Renovations include brand new kitchen cabinets, countertops & track lighting, modern full and half bathrooms, Bamboo flooring in living-room, tile in kitchen & carpet in bedrooms. Full size washer & dryer, 2 assigned parking stalls, a private yard, plus the bonus of 120 SqFt of permitted, covered lanai makes this townhome feel more like a home. Nani Koolau offers a swimming pool, meeting room, Resident Manager, Security cameras & a Pet Friendly community too. Close to Likelike, H-3, WCC, Windward District Park (tennis, skate park, playground, community pool, gym & many activates), Windward Mall, schools, restaurants & more. A MUST SEE FOR SURE! **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
46-232 Kahuhipa Street E101	$429,000	2 & 1/1	782 | $549	84,550 | $5	120	55%	1	10

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
46-232 Kahuhipa Street E101	$110 | $465 | $0	$49,100	$325,700	$374,800	114%	1979 & 2018

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
46-232 Kahuhipa Street E101	$413,000	10-18-2018	96%	96%	VA 3500

46-232 Kahuhipa Street E101 - MLS#: 201818290 - Rare Ground Floor, Single Level Townhouse with Large Covered Lanai, large Private Yard & 2 Parking stalls! Renovations include brand new kitchen cabinets, countertops & track lighting, modern full and half bathrooms, Bamboo flooring in living-room, tile in kitchen & carpet in bedrooms. Full size washer & dryer, 2 assigned parking stalls, a private yard, plus the bonus of 120 SqFt of permitted, covered lanai makes this townhome feel more like a home. Nani Koolau offers a swimming pool, meeting room, Resident Manager, Security cameras & a Pet Friendly community too. Close to Likelike, H-3, WCC, Windward District Park (tennis, skate park, playground, community pool, gym & many activates), Windward Mall, schools, restaurants & more. A MUST SEE FOR SURE! **Region:** Kaneohe **Neighborhood:** Windward Estates **Condition:** Above Average **Parking:** Assigned, Guest, Open - 2 **Total Parking:** 2 **View:** Garden **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