

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

**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
<a href="#">46-232 Kahuhipa Street E101</a>	<a href="#">\$429,000</a>	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
<a href="#">46-232 Kahuhipa Street E101</a>	\$110   \$465   \$0	\$49,100	\$325,700	\$374,800	114%	1979 & 2018

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
<a href="#">46-232 Kahuhipa Street E101</a>	\$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