

**Windward Acres 46-261 Kahuhipa Street Unit A301, Kaneohe 96744 \* Windward Acres \*****\$430,000**

Sold Price: \$430,000	Sold Date: 12-07-2018	Sold Ratio: 100%
Beds: <b>2</b>	MLS#: <b>201828702, FS</b>	Year Built: <b>1988</b>
Bath: <b>1/0</b>	Status: <b>Sold</b>	Remodeled: <b>2018</b>
Living Sq. Ft.: <b>780</b>	List Date & DOM: <b>11-01-2018 &amp; 9</b>	Total Parking: <b>1</b>
Land Sq. Ft.: <b>194,626</b>	Condition: <b>Excellent</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>0</b>	Frontage: <b>Other</b>	Building: <b>\$324,700</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$49/2018</b>	Land: <b>\$42,400</b>
Total Sq. Ft. <b>780</b>	Neighborhood: <b>Windward Estates</b>	Total: <b>\$367,100</b>
Maint./Assoc. <b>\$335 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone X - Tool</b>	Stories / CPR: <b>Three / No</b>
Parking: <b>Assigned, Covered - 1, Guest</b>	Frontage: <b>Other</b>	
<a href="#">Zoning</a> : <b>12 - A-2 Medium Density Apartme</b>	View: <b>Mountain</b>	

**Public Remarks:** WONDERFUL WINDWARD ACRES! Largest 2 bedrooms, 1 bath model, preferred top-floor, end-unit w/extra privacy & limited attached neighbors. Enjoy spectacular Ko'olau Mountain views, cool & breezy trade winds. Fantastic condition, freshly painted, recently renovated with NEW: laminate wood flooring, refrigerator, bathroom vanity, mirror & light fixture, and security screen door. Quality upgrades include: 3 A/Cs, 4 ceiling fans, mirrored bedroom closet doors, tile floors in kitchen & bath, hard surface kitchen counter tops, flat-top range, large stacked washer/dryer & more! Added value: 1 covered parking stall & secured storage room nearby. Perfect location in central Kaneohe, close to schools, parks, entertainment, Windward Mall & H-3 access. **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="#">46-261 Kahuhipa Street A301</a>	<a href="#">\$430,000</a>	2 & 1/0	780   \$551	194,626   \$2	0	52%	3	9

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">46-261 Kahuhipa Street A301</a>	\$49   \$335   \$0	\$42,400	\$324,700	\$367,100	117%	1988 & 2018

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
<a href="#">46-261 Kahuhipa Street A301</a>	\$430,000	12-07-2018	100%	100%	Cash

[46-261 Kahuhipa Street A301](#) - MLS#: [201828702](#) - WONDERFUL WINDWARD ACRES! Largest 2 bedrooms, 1 bath model, preferred top-floor, end-unit w/extra privacy & limited attached neighbors. Enjoy spectacular Ko'olau Mountain views, cool & breezy trade winds. Fantastic condition, freshly painted, recently renovated with NEW: laminate wood flooring, refrigerator, bathroom vanity, mirror & light fixture, and security screen door. Quality upgrades include: 3 A/Cs, 4 ceiling fans, mirrored bedroom closet doors, tile floors in kitchen & bath, hard surface kitchen counter tops, flat-top range, large stacked washer/dryer & more! Added value: 1 covered parking stall & secured storage room nearby. Perfect location in central Kaneohe, close to schools, parks, entertainment, Windward Mall & H-3 access. **Region:** Kaneohe **Neighborhood:** Windward Estates **Condition:** Excellent **Parking:** Assigned, Covered - 1, 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