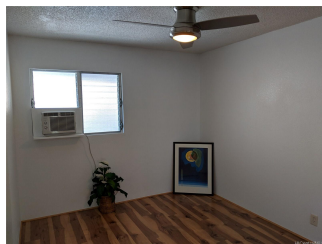
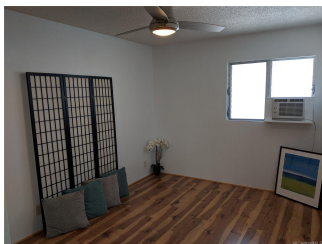
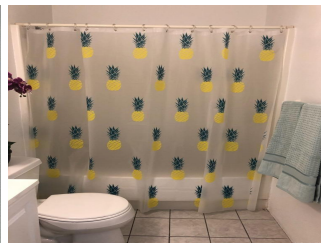


Windward Acres 46-261 Kahuhipa Street Unit A301, Kaneohe 96744 * Windward Acres *

\$430,000

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

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:** [Heeiea](#), [King](#), [Castle](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
46-261 Kahuhipa Street A301	\$430,000	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
46-261 Kahuhipa Street A301	\$49 \$335 \$0	\$42,400	\$324,700	\$367,100	117%	1988 & 2018

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
46-261 Kahuhipa Street A301	\$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