

Nani Koolau 46-232 Kahuhipa Street Unit F204, Kaneohe 96744 * Nani Koolau * \$350,000 *

Originally \$375,000

| | | |
|---|---|--------------------------------|
| Sold Price: \$340,000 | Sold Date: 03-14-2019 | Sold Ratio: 97% |
| Beds: 2 | MLS#: 201900762 , FS | Year Built: 1979 |
| Bath: 1/1 | Status: Sold | Remodeled: |
| Living Sq. Ft.: 900 | List Date & DOM: 01-10-2019 & 18 | Total Parking: 2 |
| Land Sq. Ft.: 84,550 | Condition: Fair | Assessed Value |
| Lanai Sq. Ft.: 0 | Frontage: Other | Building: \$346,500 |
| Sq. Ft. Other: 0 | Tax/Year: \$93/2018 | Land: \$51,500 |
| Total Sq. Ft. 900 | Neighborhood: Windward Estates | Total: \$398,000 |
| Maint./Assoc. \$467 / \$0 | Flood Zone : Zone X - Tool | Stories / CPR: Two / No |
| Parking: Assigned, Guest, Open - 2 | Frontage: Other | |
| Zoning : 12 - A-2 Medium Density Apartme | View: Garden, Mountain | |

Public Remarks: Nani Ko'olau - spacious 2 bedroom, 1.5 bath, split level townhouse with 2 parking stalls, and full size washer & dryer in unit. Swimming pool, BBQ and recreation area, meeting room, on-site resident manager. Pet friendly second floor unit with cool trade wind breezes and mountain view. Ideally located, surrounded by the beautiful Ko'olau mountains in Kaneohe. Close to shopping centers, restaurants, schools, beaches, parks, bus stops, and more. Easy access to H-3, Likelike and Pali Hwy. An ideal opportunity for the first time home buyer or investor. Needs some work, could use some upgrading. Lots of potential to make it your own! **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 F204 | \$350,000 | 2 & 1/1 | 900 \$389 | 84,550 \$4 | 0 | 45% | 2 | 18 |

| Address | Tax Maint. Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|---|---------------------|---------------|-------------------|----------------|-------|------------------|
| 46-232 Kahuhipa Street F204 | \$93 \$467 \$0 | \$51,500 | \$346,500 | \$398,000 | 88% | 1979 & NA |

| Address | Sold Price | Sold Date | Sold Ratio | Original Ratio | Sold Terms |
|---|------------|------------|------------|----------------|--------------|
| 46-232 Kahuhipa Street F204 | \$340,000 | 03-14-2019 | 97% | 91% | Conventional |

[46-232 Kahuhipa Street F204](#) - MLS#: [201900762](#) - Original price was \$375,000 - Nani Ko'olau - spacious 2 bedroom, 1.5 bath, split level townhouse with 2 parking stalls, and full size washer & dryer in unit. Swimming pool, BBQ and recreation area, meeting room, on-site resident manager. Pet friendly second floor unit with cool trade wind breezes and mountain view. Ideally located, surrounded by the beautiful Ko'olau mountains in Kaneohe. Close to shopping centers, restaurants, schools, beaches, parks, bus stops, and more. Easy access to H-3, Likelike and Pali Hwy. An ideal opportunity for the first time home buyer or investor. Needs some work, could use some upgrading. Lots of potential to make it your own! **Region:** Kaneohe **Neighborhood:** Windward Estates **Condition:** Fair **Parking:** Assigned, Guest, Open - 2 **Total Parking:** 2 **View:** Garden, 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