Windward Acres 46-269 Kahuhipa Street Unit D308, Kaneohe 96744 * Windward Acres * $450,000 * Originally $460,000

Sold Price: $451,000	Sold Date: 09-13-2019	Sold Ratio: 100%
Beds: **2**	MLS#: **201914969, FS**	Year Built: **1990**
Bath: **1/0**	Status: **Sold**	Remodeled: **2018**
Living Sq. Ft.: **768**	List Date & DOM: **05-28-2019** & **69**	Total Parking: **2**
Land Sq. Ft.: **194,626**	Condition: **Above Average**	Assessed Value
Lanai Sq. Ft.: **0**	Frontage:	Building: **$397,700**
Sq. Ft. Other: **0**	Tax/Year: **$90/2018**	Land: **$57,800**
Total Sq. Ft. **768**	Neighborhood: **Windward Estates**	Total: **$455,500**
Maint./Assoc. **$330 / $0**	Flood Zone: **Zone X - Tool**	Stories / CPR: **Three / No**
Parking: **Assigned, Covered - 1, Open - 1**	Frontage:	
Zoning: **12 - A-2 Medium Density Apartme**	View: **Mountain, Ocean**	

Public Remarks: Enjoy contemporary living in this recently renovated 2 bd, 1 ba, 2 pkg unit in Windward Acres, located in the heart of Kaneohe! Enjoy over $40,000 of upgrades including an eat in kitchen with all wood cabinets and Quartz countertops. Luxury Vinyl Plank Flooring throughout, with large porcelain tile in the bathroom and kitchen. Ceilings have been refinished and smooth coated- no more popcorn. Covered parking stall comes its very own Electric Vehicle Level 2 charging station. VA approved and pet friendly building, large dogs are okay. Low Maintenance fees of $330/month includes trash, water and sewer. Located in the heart of Kaneohe near the Likelike Hwy, minutes from Windward Mall, 20 minutes to Honolulu, MCBH, Fort Shafter and Pearl Harbor. **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info







Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	Lanai	Occ.	FL	DOM
46-269 Kahuhipa Street D308	**$450,000**	2 & 1/0	768 | $586	194,626 | $2	0	0%	3	69

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
46-269 Kahuhipa Street D308	$90 | $330 | $0	$57,800	$397,700	$455,500	99%	1990 & 2018

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
46-269 Kahuhipa Street D308	$451,000	09-13-2019	100%	98%	Conventional

46-269 Kahuhipa Street D308 - MLS#: 201914969 - Original price was $460,000 - Enjoy contemporary living in this recently renovated 2 bd, 1 ba, 2 pkg unit in Windward Acres, located in the heart of Kaneohe! Enjoy over $40,000 of upgrades including an eat in kitchen with all wood cabinets and Quartz countertops. Luxury Vinyl Plank Flooring throughout, with large porcelain tile in the bathroom and kitchen. Ceilings have been refinished and smooth coated- no more popcorn. Covered parking stall comes its very own Electric Vehicle Level 2 charging station. VA approved and pet friendly building, large dogs are okay. Low Maintenance fees of $330/month includes trash, water and sewer. Located in the heart of Kaneohe near the Likelike Hwy, minutes from Windward Mall, 20 minutes to Honolulu, MCBH, Fort Shafter and Pearl Harbor. **Region:** Kaneohe **Neighborhood:** Windward Estates **Condition:** Above Average **Parking:** Assigned, Covered - 1, Open - 1 **Total Parking:** 2 **View:** Mountain, Ocean **Frontage: Pool: Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number