Nani Koolau 46-232 Kahuhipa Street Unit C205, Kaneohe 96744 * Nani Koolau * $380,000 * Originally $390,000

Sold Price: $360,000	Sold Date: 12-09-2019	Sold Ratio: 95%
Beds: **2**	MLS#: **201925768, FS**	Year Built: **1979**
Bath: **1/1**	Status: **Sold**	Remodeled:
Living Sq. Ft.: **900**	List Date & DOM: **09-10-2019** & **62**	Total Parking: **1**
Land Sq. Ft.: **84,550**	Condition: **Excellent**	Assessed Value
Lanai Sq. Ft.: **0**	Frontage:	Building: **$335,600**
Sq. Ft. Other: **0**	Tax/Year: **$119/2019**	Land: **$71,300**
Total Sq. Ft. **900**	Neighborhood: **Windward Estates**	Total: **$406,900**
Maint./Assoc. **$474 / $0**	Flood Zone: **Zone D,Zon - Tool**	Stories / CPR: **Two / No**
Parking: **Assigned, Guest, Open - 1**	Frontage:	
Zoning: **12 - A-2 Medium Density Apartme**	View: **Garden, Mountain**	

Public Remarks: Nani Koolau is situated at the footsteps of the Koolau Mountains and near Windward Mall, Post Office, and Community Parks. Conveniently located near the entrance and exit of H3 Highway. Enjoy the convenience of living so close to shops, restaurants, schools, and parks. Peaceful view of Koolau Mountain from the living room and upstairs bedroom. This unit has a lot of storage and gentle breezes throughout the unit. Don't miss this opportunity! **Sale Conditions:** None **Schools:** Kapunahala, 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 C205	**$380,000**	2 & 1/1	900 | $422	84,550 | $4	0	49%	2	62

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
46-232 Kahuhipa Street C205	$119 | $474 | $0	$71,300	$335,600	$406,900	93%	1979 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
46-232 Kahuhipa Street C205	$360,000	12-09-2019	95%	92%	Cash 5000

46-232 Kahuhipa Street C205 - MLS#: 201925768 - Original price was $390,000 - Nani Koolau is situated at the footsteps of the Koolau Mountains and near Windward Mall, Post Office, and Community Parks. Conveniently located near the entrance and exit of H3 Highway. Enjoy the convenience of living so close to shops, restaurants, schools, and parks. Peaceful view of Koolau Mountain from the living room and upstairs bedroom. This unit has a lot of storage and gentle breezes throughout the unit. Don't miss this opportunity! **Region:** Kaneohe **Neighborhood:** Windward Estates **Condition:** Excellent **Parking:** Assigned, Guest, Open - 1 **Total Parking:** 1 **View:** Garden, Mountain **Frontage: Pool: Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** Kapunahala, King, Castle * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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