Haiku Hale 46-283 Kahuhipa Street Unit PH6, Kaneohe 96744 * Haiku Hale * $475,000

Sold Price:	$463,000	Sold Date:	11-20-2019	Sold Ratio:	97%
Beds:	**3**	MLS#:	**201925878, FS**	Year Built:	**1976**
Bath:	**2/0**	Status:	**Sold**	Remodeled:	**2019**
Living Sq. Ft.:	**955**	List Date & DOM:	**09-12-2019** & **32**	Total Parking:	**2**
Land Sq. Ft.:	**108,987**	Condition:	**Excellent**	Assessed Value	
Lanai Sq. Ft.:	**50**	Frontage:		Building:	**$403,800**
Sq. Ft. Other:	**0**	Tax/Year:	**$125/2018**	Land:	**$44,700**
Total Sq. Ft.	**1,005**	Neighborhood:	**Windward Estates**	Total:	**$448,500**
Maint./Assoc.	**$495 / $0**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**One / No**
Parking:	**Assigned, Carport, Covered - 2, Guest**	Frontage:			
Zoning:	**12 - A-2 Medium Density Apartme**	View:	**Coastline, Garden, Mountain, Ocean**		

Public Remarks: Fully renovated penthouse unit with stunning Ko'olau Mountain and Kaneohe Bay views. New upgrades include: fresh paint, quartz countertops, real wood cabinets, stainless steel appliances, a/c unit, vinyl plank flooring, washer, dryer and more. Great attention to detail! Unit comes with two covered parking stalls. Building features secured lobby, parking gate, heated pool, recreation deck, recreation room and gym. Pet friendly (two pets per unit). LOW MAINTENANCE FEE INCLUDES: CABLE TV (2 RECEIVER SET TOP BOXES), INTERNET (1 FREE MODEM AND ROUTER), WATER AND SEWER. Conveniently located near Windward Mall, Marine base, schools, entertainment and Kaneohe Bay. Easy access to freeways: H-3, Pali and Likelike. Seller is the Broker of Monarch Realty. VA approved building. **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
46-283 Kahuhipa Street PH6	$475,000	3 & 2/0	955 | $497	108,987 | $4	50	54%	13	32

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
46-283 Kahuhipa Street PH6	$125 | $495 | $0	$44,700	$403,800	$448,500	106%	1976 & 2019

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
46-283 Kahuhipa Street PH6	$463,000	11-20-2019	97%	97%	VA

46-283 Kahuhipa Street PH6 - MLS#: 201925878 - Fully renovated penthouse unit with stunning Ko'olau Mountain and Kaneohe Bay views. New upgrades include: fresh paint, quartz countertops, real wood cabinets, stainless steel appliances, a/c unit, vinyl plank flooring, washer, dryer and more. Great attention to detail! Unit comes with two covered parking stalls. Building features secured lobby, parking gate, heated pool, recreation deck, recreation room and gym. Pet friendly (two pets per unit). LOW MAINTENANCE FEE INCLUDES: CABLE TV (2 RECEIVER SET TOP BOXES), INTERNET (1 FREE MODEM AND ROUTER), WATER AND SEWER. Conveniently located near Windward Mall, Marine base, schools, entertainment and Kaneohe Bay. Easy access to freeways: H-3, Pali and Likelike. Seller is the Broker of Monarch Realty. VA approved building. **Region:** Kaneohe **Neighborhood:** Windward Estates **Condition:** Excellent **Parking:** Assigned, Carport, Covered - 2, Guest **Total Parking:** 2 **View:** Coastline, Garden, Mountain, Ocean **Frontage: 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