

Windward Acres 46-261 Kahuhipa Street Unit A104, Kaneohe 96744 * Windward Acres *

\$430,000 * Originally \$450,000

Sold Price: \$430,000	Sold Date: 02-21-2020	Sold Ratio: 100%
Beds: 2	MLS#: <u>201930371</u>, FS	Year Built: 1988
Bath: 1/0	Status: Sold	Remodeled: 2019
Living Sq. Ft.: 707	List Date & DOM: 10-29-2019 & 69	Total Parking: 1
Land Sq. Ft.: 194,626	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 0	Frontage: Other	Building: \$353,100
Sq. Ft. Other: 0	Tax/Year: \$119/2018	Land: \$53,200
Total Sq. Ft. 707	Neighborhood: Windward Estates	Total: \$406,300
Maint./Assoc. \$307 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: One / No
Parking: Assigned, Covered - 1, Guest, Street	Frontage: Other	
Zoning : 12 - A-2 Medium Density Apartme	View: None	

Public Remarks: Beautifully, remodeled two bedroom, one bath unit in Windward Acres. Remodeled kitchen with stainless steel appliances, new quartz countertops, stainless steel sink and new lighting. The apartment is freshly painted with brand new laminate flooring. There is a washer and dryer in the unit, three ceiling fans and one air conditioned window unit in the living area. One covered parking space directly below the unit. Very convenient location close to shopping and bus lines. Two minutes from Windward Mall, Likelike Hwy and H-3. Sellers to perform 1031 exchange with no cost to buyers. **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
46-261 Kahuhipa Street A104	<u>\$430,000</u>	2 & 1/0	707 \$608	194,626 \$2	0	48%	1	69

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
46-261 Kahuhipa Street A104	\$119 \$307 \$0	\$53,200	\$353,100	\$406,300	106%	1988 & 2019

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
46-261 Kahuhipa Street A104	\$430,000	02-21-2020	100%	96%	Conventional 5000

[46-261 Kahuhipa Street A104](#) - MLS#: [201930371](#) - Original price was \$450,000 - Beautifully, remodeled two bedroom, one bath unit in Windward Acres. Remodeled kitchen with stainless steel appliances, new quartz countertops, stainless steel sink and new lighting. The apartment is freshly painted with brand new laminate flooring. There is a washer and dryer in the unit, three ceiling fans and one air conditioned window unit in the living area. One covered parking space directly below the unit. Very convenient location close to shopping and bus lines. Two minutes from Windward Mall, Likelike Hwy and H-3. Sellers to perform 1031 exchange with no cost to buyers. **Region:** Kaneohe **Neighborhood:** Windward Estates **Condition:** Above Average **Parking:** Assigned, Covered - 1, Guest, Street **Total Parking:** 1 **View:** None **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