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#: **201930371, 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	**$430,000**	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