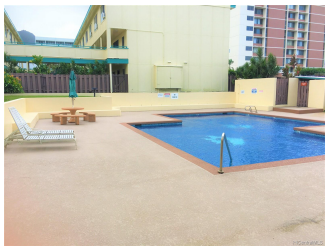
Nani Koolau 46-232 Kahuhipa Street Unit C105, Kaneohe 96744 * Nani Koolau * $395,000

Sold Price:	$387,000	Sold Date:	03-09-2020	Sold Ratio:	98%
Beds:	**2**	MLS#:	**201935648, FS**	Year Built:	**1979**
Bath:	**1/1**	Status:	**Sold**	Remodeled:	**2017**
Living Sq. Ft.:	**782**	List Date & DOM:	**01-02-2020** & **9**	Total Parking:	**1**
Land Sq. Ft.:	**1**	Condition:	**Excellent**	Assessed Value	
Lanai Sq. Ft.:	**50**	Frontage:		Building:	**$348,200**
Sq. Ft. Other:	**0**	Tax/Year:	**$122/2019**	Land:	**$67,900**
Total Sq. Ft.	**832**	Neighborhood:	**Windward Estates**	Total:	**$416,100**
Maint./Assoc.	**$445 / $0**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**One / No**
Parking:	**Assigned, Open - 1**			Frontage:	
Zoning:	**12 - A-2 Medium Density Apartme**			View:	**Garden**

Public Remarks: GROUND floor , CORNER unit. Rarely available. Well maintained project with new paint, New Pool. Nani Koolau is located at the footsteps of the Koolau Mountains. Walking distance to Windward Mall, Post Office, and Community Parks. Easy access to H-3 Highway, Likelike and Pali Highway. An great opportunity for a home buyer or investor! **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
46-232 Kahuhipa Street C105	$395,000	2 & 1/1	782 | $505	1 | $395,000	50	1%	1	9

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
46-232 Kahuhipa Street C105	$122 | $445 | $0	$67,900	$348,200	$416,100	95%	1979 & 2017

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
46-232 Kahuhipa Street C105	$387,000	03-09-2020	98%	98%	VA

46-232 Kahuhipa Street C105 - MLS#: 201935648 - GROUND floor , CORNER unit. Rarely available. Well maintained project with new paint, New Pool. Nani Koolau is located at the footsteps of the Koolau Mountains. Walking distance to Windward Mall, Post Office, and Community Parks. Easy access to H-3 Highway, Likelike and Pali Highway. An great opportunity for a home buyer or investor! **Region:** Kaneohe **Neighborhood:** Windward Estates **Condition:** Excellent **Parking:** Assigned, Open - 1 **Total Parking:** 1 **View:** Garden **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