<u>Waimanalo Banyan Tree 41-724 Kamanaoio Place Unit 0, Waimanalo 96795</u> * Waimanalo Banyan Tree * \$545,000

Sold Price:	\$535,000
Beds:	3
Bath:	1/0
Living Sq. Ft.:	1,080
Land Sq. Ft.:	1,365
Lanai Sq. Ft.:	0
Sq. Ft. Other:	0
Total Sq. Ft.	1,080
Maint./Assoc.	\$420 / \$0
Parking:	Covered - 1, Open - 1

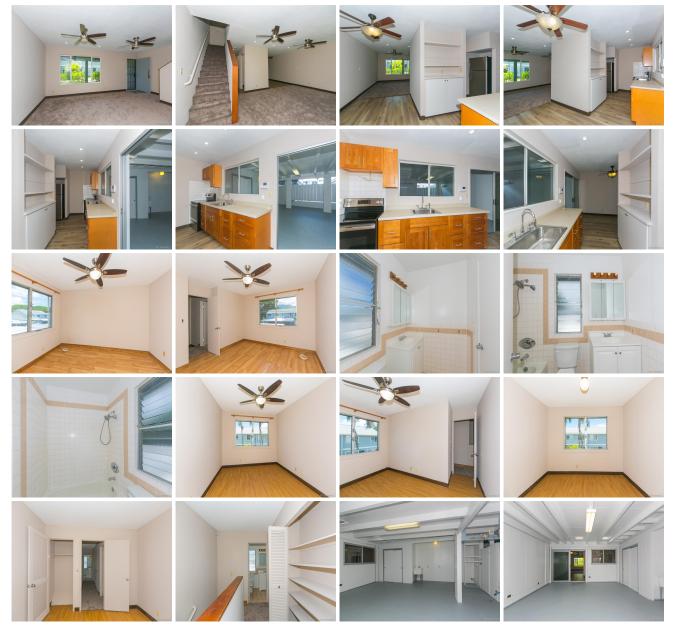
Sold Date: 10-07-2020 MLS#: 202020822, FS Status: Sold List Date & DOM: 08-18-2020 & 21 Condition: Excellent Frontage: Tax/Year: \$109/2020 Neighborhood: Waimanalo Flood Zone: Zone X - Tool Sold Ratio: 98% Year Built: **1973** Remodeled: Total Parking: **2** Assessed Value Building: **\$106,400** Land: **\$368,700** Total: **\$475,100** Stories / CPR: **Two / No**

Zoning: 05 - R-5 Residential District

View: Garden, Mountain

Frontage:

Public Remarks: Rarely available well-maintained 3 bedroom and 1 bath home in Waimanalo! Abundant lush environment that brings in a calming breeze in your home everyday. Your new home gives you an ample living space. Truly a haven away from the busy streets of the metropolis. Located just a few minutes away from beaches, parks, schools and shops. From your home, Kalanianaole Highway is close by, giving you an easy access on this side of Oahu to head to the Pali or down the coastline. **Sale Conditions:** None **Schools:** <u>Waimanalo</u>, <u>Waimanalo</u>, <u>Kailua</u> * <u>Request Showing</u>, <u>Photos</u>, <u>History</u>, <u>Maps</u>, <u>Deed</u>, <u>Watch List</u>, <u>Tax Info</u>





Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
41-724 Kamanaoio Place 0	<u>\$545,000</u>	3 & 1/0	1,080 \$505	1,365 \$399	0	80%	1	21

Address	Tax Maint. Ass.	Assessed Land	Assessed Assessed A and Building T		Ratio	Year & Remodeled	
41-724 Kamanaoio Place 0	\$109 \$420 \$0	\$368,700	\$106,400	\$475,100	115%	1973 & NA	

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
41-724 Kamanaoio Place 0	\$535,000	10-07-2020	98%	98%	Cash

<u>41-724 Kamanaoio Place 0</u> - MLS#: <u>202020822</u> - Rarely available well-maintained 3 bedroom and 1 bath home in Waimanalo! Abundant lush environment that brings in a calming breeze in your home everyday. Your new home gives you an ample living space. Truly a haven away from the busy streets of the metropolis. Located just a few minutes away from beaches, parks, schools and shops. From your home, Kalanianaole Highway is close by, giving you an easy access on this side of Oahu to head to the Pali or down the coastline. **Region:** Kailua **Neighborhood:** Waimanalo **Condition:** Excellent **Parking:** Covered - 1, Open - 1 **Total Parking:** 2 **View:** Garden, Mountain **Frontage: Pool: Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** <u>Waimanalo</u>, <u>Waimanalo</u>, <u>Kailua</u> * <u>Request Showing</u>, <u>Photos</u>, <u>History</u>, <u>Maps</u>, <u>Deed</u>, <u>Watch List</u>, <u>Tax Info</u>

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