Waimanalo Banyan Tree 41-723 Kamanaoio Place Unit 109, Waimanalo 96795 * Waimanalo Banyan Tree * $549,000

Beds:	**4**	MLS#:	**202024281, FS**	Year Built:	**1973**
Bath:	**1/1**	Status:	**Cancelled**	Remodeled:	**2016**
Living Sq. Ft.:	**1,248**	List Date & DOM:	**11-08-2020** & **7**	Total Parking:	**2**
Land Sq. Ft.:	**1,686**	Condition:	**Excellent**	Assessed Value	
Lanai Sq. Ft.:	**282**	Frontage:		Building:	**$121,200**
Sq. Ft. Other:	**0**	Tax/Year:	**$118/2020**	Land:	**$383,500**
Total Sq. Ft.	**1,530**	Neighborhood:	**Waimanalo**	Total:	**$504,700**
Maint./Assoc.	**$448 / $0**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**Two / No**
Parking:	**Assigned, Carport, Covered - 2, Street**			Frontage:	
Zoning:	**05 - R-5 Residential District**			View:	**Garden**

Public Remarks: Fresh & inviting! Thrive in desirable four bedrooms for office, hobby, kids, or guests. Enter thru spacious, gated, partially roofed courtyard with half bath that puts outdoor living a step away from your living room and offers soft morning sunlight & afternoon shade giving private haven for your ohana. Welcoming cross breezes fill your home. Lots of storage throughout; full closets in each room, even attic space! Huge frig/freezer, security system, solar water panels, luxury vinyl floors, new carpet, plenty parking! Live where pets are loved & maint.fee is reasonable. Exhale amid the breathtaking Koolau Mountains, drive five min. to easily accessible, uncrowded beach rated one of the best on earth! This is Hawaii living. Check out 3D tour & photos. Nothing in this price range can compete **Sale Conditions:** None **Schools:** Waimanalo, Waimanalo, Kailua * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	Lanai	Occ.	FL	DOM
41-723 Kamanaoio Place 109	$549,000	4 & 1/1	1,248 | $440	1,686 | $326	282	82%	2	7

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
41-723 Kamanaoio Place 109	$118 | $448 | $0	$383,500	$121,200	$504,700	109%	1973 & 2016

41-723 Kamanaoio Place 109 - MLS#: 202024281 - Fresh & inviting! Thrive in desirable four bedrooms for office, hobby, kids, or guests. Enter thru spacious, gated, partially roofed courtyard with half bath that puts outdoor living a step away from your living room and offers soft morning sunlight & afternoon shade giving private haven for your ohana. Welcoming cross breezes fill your home. Lots of storage throughout; full closets in each room, even attic space! Huge frig/freezer, security system, solar water panels, luxury vinyl floors, new carpet, plenty parking! Live where pets are loved & maint.fee is reasonable. Exhale amid the breathtaking Koolau Mountains, drive five min. to easily accessible, uncrowded beach rated one of the best on earth! This is Hawaii living. Check out 3D tour & photos. Nothing in this price range can compete **Region:** Kailua **Neighborhood:** Waimanalo **Condition:** Excellent **Parking:** Assigned, Carport, Covered - 2, Street **Total Parking:** 2 **View:** Garden **Frontage: Pool: Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** Waimanalo, Waimanalo, Kailua * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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