

47-493A Ahuimanu Road, Kaneohe 96744 ** \$1,099,000

Beds: 3	MLS#: 202406264, FS	Year Built: 1995
Bath: 2/0	Status: Active Under Contract	Remodeled:
Living Sq. Ft.: 1,452	List Date & DOM: 03-21-2024 & 25	Total Parking: 4
Land Sq. Ft.: 7,086	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 288	Frontage:	Building: \$343,000
Sq. Ft. Other: 0	Tax/Year: \$259/2023	Land: \$685,800
Total Sq. Ft. 1,740	Neighborhood: Ahuimanu Area	Total: \$1,028,800
Maint./Assoc. \$0 / \$0	Flood Zone : Zone D - Tool	Stories / CPR: One / Yes
Parking: 3 Car+, Driveway, Garage	Frontage:	
Zoning : 05 - R-5 Residential District	View: Mountain	

Public Remarks: Welcome Home to this adorable, single story home in beautiful Ahuimanu neighborhood with amazing views of the Koolau Mountains. The large open, covered front porch is great for morning coffee or entertaining friends and would be perfect for a hammock. The large kitchen offers countertop space for bar stools or entertain in the spacious dining area. This well maintained property sits on a flag lot and features an open floor plan, 3 bedrooms, 2 full baths and a meticulously landscaped and fully fenced yard. Spacious primary bedroom offers a walk in closet and a sliding glass door leading to the inviting front porch and back yard. A custom built covered outdoor picnic table is perfect for meals outdoors. The roof was replaced just seven years ago. Ceiling fans throughout were replaced less than a year ago. No HOA fees. You don't want to miss this diamond in the rough that has been lovingly maintained by the owner since 1999! **Sale Conditions:** None **Schools:** [Kahaluu, King, Castle](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
47-493A Ahuimanu Road	\$1,099,000	3 & 2/0	1,452 \$757	7,086 \$155	288	0%	0	25

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
47-493A Ahuimanu Road	\$259 \$0 \$0	\$685,800	\$343,000	\$1,028,800	107%	1995 & NA

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