

Windward Acres 46-261 Kahuhipa Street Unit A301, Kaneohe 96744 * Windward Acres ***\$545,000 * Originally \$540,000**

Sold Price: \$545,000	Sold Date: 04-30-2024	Sold Ratio: 100%
Beds: 2	MLS#: 202406993 , FS	Year Built: 1988
Bath: 1/0	Status: Sold	Remodeled:
Living Sq. Ft.: 780	List Date & DOM: 03-27-2024 & 8	Total Parking: 1
Land Sq. Ft.: 0	Condition: Excellent	Assessed Value
Lanai Sq. Ft.: 0	Frontage:	Building: \$433,600
Sq. Ft. Other: 0	Tax/Year: \$145/2023	Land: \$72,200
Total Sq. Ft. 780	Neighborhood: Windward Estates	Total: \$505,800
Maint./Assoc. \$439 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: Three+ / No
Parking: Covered - 1	Frontage:	
Zoning : 12 - A-2 Medium Density Apartme	View: None	

Public Remarks: This charming Windward Acres condo boasts a multitude of enticing features, making it an ideal choice for comfortable living. Situated against the backdrop of the majestic Koolau Mountains, residents are treated to breathtaking panoramic views that inspire awe and tranquility. Recent renovations include a fresh coat of paint throughout and newly installed floors, a seamless blend of vinyl and carpet. The kitchen has been upgraded with a brand-new disposal, ensuring convenience in daily tasks. New light fixtures illuminate the space, while newly installed ceiling fans provide optimal airflow and comfort. Safety is paramount, with smoke detectors installed per code, ensuring peace of mind for inhabitants. The bathroom exudes luxury with its new vanity, faucet, shower head, towel bar, and toilet seat, adding both style and functionality to the space. Convenience meets efficiency with the inclusion of new appliances, including a washer and dryer, and a newly installed security screen door. **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 A301	\$545,000	2 & 1/0	780 \$699	0 \$inf	0	43%	3	8

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
46-261 Kahuhipa Street A301	\$145 \$439 \$0	\$72,200	\$433,600	\$505,800	108%	1988 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
46-261 Kahuhipa Street A301	\$545,000	04-30-2024	100%	101%	Cash

[46-261 Kahuhipa Street A301](#) - MLS#: [202406993](#) - Original price was \$540,000 - This charming Windward Acres condo boasts a multitude of enticing features, making it an ideal choice for comfortable living. Situated against the backdrop of the majestic Koolau Mountains, residents are treated to breathtaking panoramic views that inspire awe and tranquility. Recent renovations include a fresh coat of paint throughout and newly installed floors, a seamless blend of vinyl and carpet. The kitchen has been upgraded with a brand-new disposal, ensuring convenience in daily tasks. New light fixtures illuminate the space, while newly installed ceiling fans provide optimal airflow and comfort. Safety is paramount, with smoke detectors installed per code, ensuring peace of mind for inhabitants. The bathroom exudes luxury with its new vanity, faucet, shower head, towel bar, and toilet seat, adding both style and functionality to the space. Convenience meets efficiency with the inclusion of new appliances, including a washer and dryer, and a newly installed security screen door. **Region:** Kaneohe **Neighborhood:** Windward Estates **Condition:** Excellent **Parking:** Covered - 1 **Total Parking:** 1 **View:** None **Frontage:** **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