Valley Estates 47417B Ahuimanu Road Unit B, Kaneohe 96744 * $420,000 * Originally $438,000

Sold Price: $420,000	Sold Date: 11-28-2011	Sold Ratio: 100%
Beds: **3**	MLS#: **1105276, FS**	Year Built: **1972**
Bath: **1/0**	Status: **Sold**	Remodeled: **2011**
Living Sq. Ft.: **720**	List Date & DOM: **05-02-2011** & **186**	Total Parking: **0**
Land Sq. Ft.: **5,880**	Condition: **Excellent**	Assessed Value
Lanai Sq. Ft.: **0**	Frontage:	Building: **$118,200**
Sq. Ft. Other: **0**	Tax/Year: **$86/2011**	Land: **$267,300**
Total Sq. Ft. **720**	Neighborhood: **Valley Estates**	Total: **$385,500**
Maint./Assoc. **$244 / $0**	Flood Zone: **Zone X - Tool**	Stories / CPR: **One / Yes**
Parking: **3 Car+, Boat, Carport, Driveway**	Frontage:	
Zoning: **05 - R-5 Residential District**	View: **Mountain**	

Public Remarks: Excellent started home or great investment,in lush Kaneohe w/country setting. Yet, easy acess to H3, Likelike Hwy. Lg level, fenced yard, seperate workshop/storage adjacent to 1 covered stall + open sapce for 5 cars & boat(+ guest parking). New paint & refer, hardwood flooring in bdrms, cool cross air flow & newer roof....w/room to expand. '1031 Exchange' no cost to Buyer. USDA Loan qualified !! **Sale Conditions:** None **Schools:** Ahuimanu, King, Castle * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
47417B Ahuimanu Road B	**$420,000**	3 & 1/0	720 | $583	5,880 | $71	186

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
47417B Ahuimanu Road B	$86 | $244 | $0	$267,300	$118,200	$385,500	109%	1972 & 2011

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
47417B Ahuimanu Road B	$420,000	11-28-2011	100%	96%	Conventional

47417B Ahuimanu Road B - MLS#: 1105276 - Original price was $438,000 - Excellent started home or great investment,in lush Kaneohe w/country setting. Yet, easy acess to H3, Likelike Hwy. Lg level, fenced yard, seperate workshop/storage adjacent to 1 covered stall + open sapce for 5 cars & boat(+ guest parking). New paint & refer, hardwood flooring in bdrms, cool cross air flow & newer roof....w/room to expand. '1031 Exchange' no cost to Buyer. USDA Loan qualified !! **Region:** Kaneohe **Neighborhood:** Valley Estates **Condition:** Excellent **Parking:** 3 Car+, Boat, Carport, Driveway **Total Parking:** 0 **View:** Mountain **Frontage: Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** Ahuimanu, King, Castle * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market