

47-413 Ahuimanu Road Unit -, Kaneohe 96744 * \$430,000 * Originally \$345,000

Sold Price: \$426,000	Sold Date: 09-18-2012	Sold Ratio: 99%
Beds: 3	MLS#: 1206592, FS	Year Built: 1972
Bath: 1/0	Status: Sold	Remodeled: 2011
Living Sq. Ft.: 720	List Date & DOM: 06-12-2012 & 31	Total Parking: 0
Land Sq. Ft.: 5,066	Condition: Excellent	Assessed Value
Lanai Sq. Ft.: 0	Frontage:	Building: \$127,000
Sq. Ft. Other: 0	Tax/Year: \$86/2012	Land: \$256,800
Total Sq. Ft. 720	Neighborhood: Valley Estates	Total: \$383,800
Maint./Assoc. \$270 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: One / Yes
Parking: 1 Car, Carport, Driveway	Frontage:	
Zoning : 00 - Residential	View: Mountain	

Public Remarks: Renovated Kitchen & Bath w/ new Cabinets, Counters, Bamboo flooring, SS Appliances, and freshly painted ext. Seller has found replacement property, very motivated. Great place to raise a family w/a spacious fully fenced yard, serene mountain views & convenient location. Shows 26 yrs pride of ownership. Water, Common area maint included in Maint Fee. \$161/mo special assessment for sewer lines. **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
47-413 Ahuimanu Road -	\$430,000	3 & 1/0	720 \$597	5,066 \$85	31

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
47-413 Ahuimanu Road -	\$86 \$270 \$0	\$256,800	\$127,000	\$383,800	112%	1972 & 2011

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
47-413 Ahuimanu Road -	\$426,000	09-18-2012	99%	123%	Other

[47-413 Ahuimanu Road -](#) - MLS#: [1206592](#) - Original price was \$345,000 - Renovated Kitchen & Bath w/ new Cabinets, Counters, Bamboo flooring, SS Appliances, and freshly painted ext. Seller has found replacement property, very motivated. Great place to raise a family w/a spacious fully fenced yard, serene mountain views & convenient location. Shows 26 yrs pride of ownership. Water, Common area maint included in Maint Fee. \$161/mo special assessment for sewer lines. **Region:** Kaneohe **Neighborhood:** Valley Estates **Condition:** Excellent **Parking:** 1 Car, Carport, Driveway **Total Parking:** 0 **View:** Mountain **Frontage:** **Pool:** None **Zoning:** 00 - Residential **Sale Conditions:** None **Schools:** [Ahuimanu](#), [King](#), [Castle](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market