

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