

56304 Maunuunu Place, Kahuku 96731 * \$355,000 * Originally \$455,000

Beds: 3	MLS#: <u>201327877</u>, FS	Year Built: 1989
Bath: 1/1	Status: Expired	Remodeled:
Living Sq. Ft.: 1,008	List Date & DOM: 07-05-2013 & 365	Total Parking: 2
Land Sq. Ft.: 5,743	Condition: Average	Assessed Value
Lanai Sq. Ft.: 0	Frontage: Other	Building: \$150,900
Sq. Ft. Other: 253	Tax/Year: \$68/2011	Land: \$213,100
Total Sq. Ft. 1,261	Neighborhood: Kahuku	Total: \$364,000
Maint./Assoc. \$0 / \$0	Flood Zone : Zone X - <u>Tool</u>	Stories / CPR: One / No
Parking: 2 Car	Frontage: Other	
Zoning : 51 - AG-1 Restricted Agricultur	View: Other	

Public Remarks: Property is walking distance to elementary school, high school, district park and hiking trails. This house needs some TLC but there are lots of potential. Please allow 2 days notice for showings. Short Sale. Subject to lender's approval. Sold in "AS IS" condition. **Sale Conditions:** Short Sale **Schools:** [Kahuku](#), [Kahuku](#), [Kahuku](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
56304 Maunuunu Place	\$355,000	3 & 1/1	1,008 \$352	5,743 \$62	365

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
56304 Maunuunu Place	\$68 \$0 \$0	\$213,100	\$150,900	\$364,000	98%	1989 & NA

56304 Maunuunu Place - MLS#: [201327877](#) - Original price was \$455,000 - Property is walking distance to elementary school, high school, district park and hiking trails. This house needs some TLC but there are lots of potential. Please allow 2 days notice for showings. Short Sale. Subject to lender's approval. Sold in "AS IS" condition. **Region:** North Shore **Neighborhood:** Kahuku **Condition:** Average **Parking:** 2 Car **Total Parking:** 2 **View:** Other **Frontage:** Other **Pool:** None **Zoning:** 51 - AG-1 Restricted Agriculture **Sale Conditions:** Short Sale **Schools:** [Kahuku](#), [Kahuku](#), [Kahuku](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market