47-425C Ahuimanu Road, Kaneohe 96744 * $480,000 * Originally $495,000

Sold Price: $450,000	Sold Date: 04-27-2015	Sold Ratio: 94%
Beds: **3**	MLS#: **201501338, FS**	Year Built: **1972**
Bath: **1/0**	Status: **Sold**	Remodeled:
Living Sq. Ft.: **720**	List Date & DOM: **01-26-2015** & **91**	Total Parking: **2**
Land Sq. Ft.: **6,985**	Condition: **Average**	Assessed Value
Lanai Sq. Ft.: **0**	Frontage:	Building: **$121,500**
Sq. Ft. Other: **0**	Tax/Year: **$153/2015**	Land: **$404,500**
Total Sq. Ft. **720**	Neighborhood: **Valley Estates**	Total: **$526,000**
Maint./Assoc. **$276 / $0**	Flood Zone: **Zone X - Tool**	Stories / CPR: **One / Yes**
Parking: **1 Car, Carport**	Frontage:	
Zoning: **05 - R-5 Residential District**	View: **Mountain**	

Public Remarks: **Price Reduced** Country living near the Koolau mountain range! 3 bdrm/ 1 bath home at the end of cul-de-sac. Lot size differs very slightly from C & C tax records. Close proximity to Koolau shopping Center. **Sale Conditions:** None **Schools:** Kahaluu, King, Castle * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
47-425C Ahuimanu Road	**$480,000**	3 & 1/0	720 | $667	6,985 | $69	91

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
47-425C Ahuimanu Road	$153 | $276 | $0	$404,500	$121,500	$526,000	91%	1972 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
47-425C Ahuimanu Road	$450,000	04-27-2015	94%	91%	Conventional

47-425C Ahuimanu Road - MLS#: 201501338 - Original price was $495,000 - **Price Reduced** Country living near the Koolau mountain range! 3 bdrm/ 1 bath home at the end of cul-de-sac. Lot size differs very slightly from C & C tax records. Close proximity to Koolau shopping Center. **Region:** Kaneohe **Neighborhood:** Valley Estates **Condition:** Average **Parking:** 1 Car, Carport **Total Parking:** 2 **View:** Mountain **Frontage: Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** Kahaluu, King, Castle * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market