

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