

### **47-379A Ahuimanu Road, Kaneohe 96744 \* \$640,000**

|                                                                 |                                                   |                                 |
|-----------------------------------------------------------------|---------------------------------------------------|---------------------------------|
| Sold Price: \$615,000                                           | Sold Date: 04-02-2018                             | Sold Ratio: 96%                 |
| Beds: <b>3</b>                                                  | MLS#: <b>201800663, FS</b>                        | Year Built: <b>1965</b>         |
| Bath: <b>1/0</b>                                                | Status: <b>Sold</b>                               | Remodeled:                      |
| Living Sq. Ft.: <b>880</b>                                      | List Date & DOM: <b>01-07-2018 &amp; 16</b>       | Total Parking: <b>2</b>         |
| Land Sq. Ft.: <b>10,001</b>                                     | Condition: <b>Fair</b>                            | <a href="#">Assessed Value</a>  |
| Lanai Sq. Ft.: <b>0</b>                                         | Frontage:                                         | Building: <b>\$287,100</b>      |
| Sq. Ft. Other: <b>0</b>                                         | Tax/Year: <b>\$193/2017</b>                       | Land: <b>\$677,700</b>          |
| Total Sq. Ft. <b>880</b>                                        | Neighborhood: <b>Valley Estates</b>               | Total: <b>\$964,800</b>         |
| Maint./Assoc. <b>\$0 / \$0</b>                                  | <a href="#">Flood Zone</a> : <b>Zone X - Tool</b> | Stories / CPR: <b>One / Yes</b> |
| Parking: <b>Carport</b>                                         | Frontage:                                         |                                 |
| <a href="#">Zoning</a> : <b>03 - R10 - Residential District</b> | View: <b>Mountain</b>                             |                                 |

**Public Remarks:** Long up slope driveway leads to this home at the top of the hill with magnificent views of the majestic mountains. Hardwood (oak) floors throughout the home. May need your personal touches, some upgrades and some repairs. As Is sale. Close proximity to main roads. Adjacent to other listing at 47-379 Ahuimanu Road, Kaneohe. **Sale Conditions:** None **Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



| Address                               | Price                     | Bd & Bth | Living / Avg. | Land   Avg.   | DOM |
|---------------------------------------|---------------------------|----------|---------------|---------------|-----|
| <a href="#">47-379A Ahuimanu Road</a> | <a href="#">\$640,000</a> | 3 & 1/0  | 880   \$727   | 10,001   \$64 | 16  |

| Address                               | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|---------------------------------------|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">47-379A Ahuimanu Road</a> | \$193   \$0   \$0   | \$677,700     | \$287,100         | \$964,800      | 66%   | 1965 & NA        |

| Address                               | Sold Price | Sold Date  | Sold Ratio | Original Ratio | Sold Terms        |
|---------------------------------------|------------|------------|------------|----------------|-------------------|
| <a href="#">47-379A Ahuimanu Road</a> | \$615,000  | 04-02-2018 | 96%        | 96%            | Conventional 7146 |

[47-379A Ahuimanu Road](#) - MLS#: [201800663](#) - Long up slope driveway leads to this home at the top of the hill with magnificent views of the majestic mountains. Hardwood (oak) floors throughout the home. May need your personal touches, some upgrades and some repairs. As Is sale. Close proximity to main roads. Adjacent to other listing at 47-379 Ahuimanu Road, Kaneohe. **Region:** Kaneohe **Neighborhood:** Valley Estates **Condition:** Fair **Parking:** Carport **Total Parking:** 2 **View:** Mountain **Frontage:** Pool: None **Zoning:** 03 - R10 - Residential District **Sale Conditions:** None **Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market