

Valley Estates 47-403 Ahuimanu Road Unit A, Kaneohe 96744 * \$650,000

Sold Price: \$660,000	Sold Date: 02-25-2020	Sold Ratio: 102%
Beds: 3	MLS#: 20200838, FS	Year Built: 1972
Bath: 1/1	Status: Sold	Remodeled:
Living Sq. Ft.: 720	List Date & DOM: 01-13-2020 & 8	Total Parking: 2
Land Sq. Ft.: 6,137	Condition: Above Average, Average	Assessed Value
Lanai Sq. Ft.: 0	Frontage:	Building: \$145,800
Sq. Ft. Other: 216	Tax/Year: \$140/2020	Land: \$460,800
Total Sq. Ft. 936	Neighborhood: Valley Estates	Total: \$606,600
Maint./Assoc. \$315 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: One / Yes
Parking: 2 Car, Driveway	Frontage:	
Zoning : 05 - R-5 Residential District	View: Garden, Mountain	

Public Remarks: Wow priced for immediate sale. Price is firm. Low price reflects updating you will want to do to turn this 3 bedroom 1.5 bath home into a beauty. Large level 6,137 sq. ft. lot with tropical plants and fruit trees. Star fruit, Mango, Sour Sop, Guava, Lychee, Banana. Papaya just to name a few. This is better than buying a townhouse in Ahuimanu. Association Fee covers water, sewer and common areas. No showings until first open house Sunday 1/19 from 2 to 5 pm. **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
47-403 Ahuimanu Road A	\$650,000	3 & 1/1	720 \$903	6,137 \$106	8

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
47-403 Ahuimanu Road A	\$140 \$315 \$0	\$460,800	\$145,800	\$606,600	107%	1972 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
47-403 Ahuimanu Road A	\$660,000	02-25-2020	102%	102%	Conventional

[47-403 Ahuimanu Road A](#) - MLS#: [20200838](#) - Wow priced for immediate sale. Price is firm. Low price reflects updating you will want to do to turn this 3 bedroom 1.5 bath home into a beauty. Large level 6,137 sq. ft. lot with tropical plants and fruit trees. Star fruit, Mango, Sour Sop, Guava, Lychee, Banana. Papaya just to name a few. This is better than buying a townhouse in Ahuimanu. Association Fee covers water, sewer and common areas. No showings until first open house Sunday 1/19 from 2 to 5 pm. **Region:** Kaneohe **Neighborhood:** Valley Estates **Condition:** Above Average, Average **Parking:** 2 Car, Driveway **Total Parking:** 2 **View:** Garden, 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