

## **41-1371 Kuhimana Street, Waimanalo 96795 \* \$750,000**

Sold Price: \$775,000	Sold Date: 03-09-2020	Sold Ratio: 103%
Beds: <b>4</b>	MLS#: <b><u>202001277</u>, FS</b>	Year Built: <b>1994</b>
Bath: <b>2/0</b>	Status: <b>Sold</b>	Remodeled: <b>2019</b>
Living Sq. Ft.: <b>1,248</b>	List Date & DOM: <b>01-20-2020 &amp; 11</b>	Total Parking: <b>3</b>
Land Sq. Ft.: <b>5,089</b>	Condition: <b>Above Average</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>0</b>	Frontage: <b>Other</b>	Building: <b>\$215,000</b>
Sq. Ft. Other: <b>52</b>	Tax/Year: <b>\$244/2020</b>	Land: <b>\$487,200</b>
Total Sq. Ft. <b>1,300</b>	Neighborhood: <b>Waimanalo</b>	Total: <b>\$702,200</b>
Maint./Assoc. <b>\$0 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone X - Tool</b>	Stories / CPR: <b>One / No</b>
Parking: <b>3 Car+</b>	Frontage: <b>Other</b>	
<a href="#">Zoning</a> : <b>05 - R-5 Residential District</b>	View: <b>Mountain</b>	

**Public Remarks:** Rarely available fee simple, recently remodeled, four bedroom, two bath home in beautiful Waimanalo. Enjoy views of the Ko'olau mountains from the open-concept living room, dining room and kitchen. Upgrades made to the home from 2014-2019 include a new roof, new kitchen, new bathrooms, and new wood flooring. The kitchen features wood cabinets, quartz counter tops, stainless steel tile backsplash and stainless steel appliances. Bathrooms feature travertine floors and shower walls. New durable and natural bamboo flooring installed throughout the home. Backyard shed added for extra storage. Leased solar panels for just \$115/month, easily transferable to the new owner. Come home and relax in the comfortable country lifestyle, just minutes from world-famous Waimanalo beach. **Sale Conditions:** None **Schools:** , , \*

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Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	DOM
<a href="#">41-1371 Kuhimana Street</a>	<a href="#">\$750,000</a>	4 & 2/0	1,248   \$601	5,089   \$147	11

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">41-1371 Kuhimana Street</a>	\$244   \$0   \$0	\$487,200	\$215,000	\$702,200	107%	1994 & 2019

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
<a href="#">41-1371 Kuhimana Street</a>	\$775,000	03-09-2020	103%	103%	Conventional

[41-1371 Kuhimana Street](#) - MLS#: [202001277](#) - Rarely available fee simple, recently remodeled, four bedroom, two bath home in beautiful Waimanalo. Enjoy views of the Ko'olau mountains from the open-concept living room, dining room and kitchen. Upgrades made to the home from 2014-2019 include a new roof, new kitchen, new bathrooms, and new wood flooring. The kitchen features wood cabinets, quartz counter tops, stainless steel tile backsplash and stainless steel appliances. Bathrooms feature travertine floors and shower walls. New durable and natural bamboo flooring installed throughout the home. Backyard shed added for extra storage. Leased solar panels for just \$115/month, easily transferable to the new owner. Come home and relax in the comfortable country lifestyle, just minutes from world-famous Waimanalo beach. **Region:** Kailua **Neighborhood:** Waimanalo **Condition:** Above Average **Parking:** 3 Car+ **Total Parking:** 3 **View:** Mountain **Frontage:** Other **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** , , \* [Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info](#)

DOM = Days on Market