45-579 Keaahala Road, Kaneohe 96744 * $714,000 * Originally $759,000

Sold Price: $675,000	Sold Date: 06-10-2020	Sold Ratio: 95%
Beds: **5**	MLS#: **202001397, FS**	Year Built: **1965**
Bath: **2/0**	Status: **Sold**	Remodeled:
Living Sq. Ft.: **1,470**	List Date & DOM: **02-03-2020** & **59**	Total Parking: **4**
Land Sq. Ft.: **6,009**	Condition: **Average**	Assessed Value
Lanai Sq. Ft.: **0**	Frontage:	Building: **$157,800**
Sq. Ft. Other: **0**	Tax/Year: **$173/2020**	Land: **$619,800**
Total Sq. Ft. **1,470**	Neighborhood: **Halekauwila**	Total: **$777,600**
Maint./Assoc. **$0 / $0**	Flood Zone: **Zone X - Tool**	Stories / CPR: **One / No**
Parking: **2 Car, Carport, Driveway**	Frontage:	
Zoning: **05 - R-5 Residential District**	View: **City**	

Public Remarks: DRASTIC $45,000 PRICE REDUCTION. Income Potential with 2 SEPARATE ENTRANCES. Perched high above street level this property offers much privacy along with gorgeous views of the Ko'olau Mountains. Once there, you'll discover a lovely garden of Kaffir lime trees, Tangerine trees, Pomelo trees, Pineapple plants, lemongrass, sugarcane, avocado tree, basil & mint . The home has 2 separate entrances and the ability to completely close off one side which is ideal for rental income. The main side of home has 3bd 1ba and full kitchen. The other side has 2bd 1ba and large wet bar area. Parking can accommodate 4 cars comfortably and 5 cars if they are smaller. Driveway is a bit steep for the first 10 feet but then opens up very nicely with lots of space to turn car around. House needs TLC but is a Diamond in the rough with lots of potential. Square footage does not match tax records. **Sale Conditions:** None **Schools:** , King, Castle * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info




Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
45-579 Keaahala Road	**$714,000**	5 & 2/0	1,470 | $486	6,009 | $119	59

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
45-579 Keaahala Road	$173 | $0 | $0	$619,800	$157,800	$777,600	92%	1965 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
45-579 Keaahala Road	$675,000	06-10-2020	95%	89%	Conventional

45-579 Keaahala Road - MLS#: 202001397 - Original price was $759,000 - DRASTIC $45,000 PRICE REDUCTION. Income Potential with 2 SEPARATE ENTRANCES. Perched high above street level this property offers much privacy along with gorgeous views of the Ko'olau Mountains. Once there, you'll discover a lovely garden of Kaffir lime trees, Tangerine trees, Pomelo trees, Pineapple plants, lemongrass, sugarcane, avocado tree, basil & mint . The home has 2 separate entrances and the ability to completely close off one side which is ideal for rental income. The main side of home has 3bd 1ba and full kitchen. The other side has 2bd 1ba and large wet bar area. Parking can accommodate 4 cars comfortably and 5 cars if they are smaller. Driveway is a bit steep for the first 10 feet but then opens up very nicely with lots of space to turn car around. House needs TLC but is a Diamond in the rough with lots of potential. Square footage does not match tax records. **Region:** Kaneohe **Neighborhood:** Halekauwila **Condition:** Average **Parking:** 2 Car, Carport, Driveway **Total Parking:** 4 **View:** City **Frontage: Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** , King, Castle * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market