47-724G Ahuimanu Loop Unit 10, Kaneohe 96744 * \$650,000

 Sold Price:
 \$656,000
 Sold Date:
 03-27-2020
 Sold Ratio:
 101%

 Beds:
 3
 MLS#:
 202002523, FS
 Year Built:
 1963

 Bath:
 1/0
 Status:
 Sold
 Remodeled:

 Living Sq. Ft.:
 880
 List Date & DOM:
 02-04-2020 & 14
 Total Parking:
 1

Land Sq. Ft.: **5,000**Condition: Above Average, Excellent

Assessed Value

 Lanai Sq. Ft.: 0
 Frontage:
 Building: \$101,800

 Sq. Ft. Other: 0
 Tax/Year: \$150/2020
 Land: \$472,500

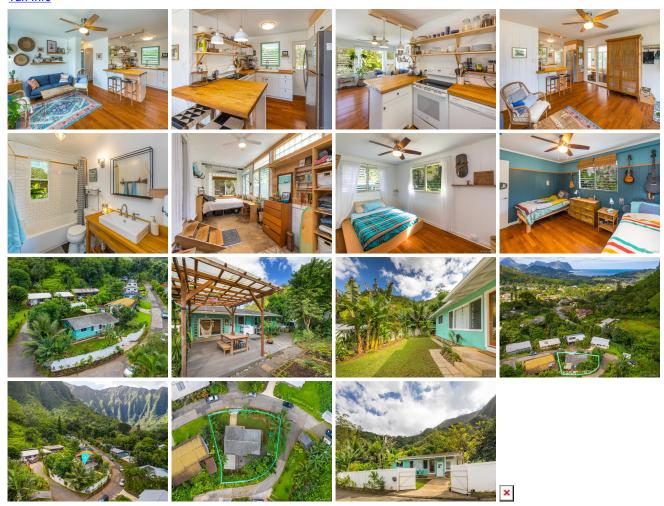
 Total Sq. Ft. 880
 Neighborhood: Temple Valley
 Total: \$574,300

 Maint./Assoc. \$0 / \$112
 Flood Zone: Zone D - Tool
 Stories / CPR: One / Yes

Parking: **1 Car, Driveway, Street** Frontage:

Zoning: 61 - P-1 Restricted Preservatio View: **Mountain**

Public Remarks: If you've just entered the Oahu real estate market, you may have very well just stumbled onto the most charming Kaneohe home that 2020 will offer. The unmatched character of the home's interior contends only with the surreal setting of the lush Ko'olau's in the backdrop, and a thoughtfully designed yard with covered deck that promotes outdoor living as much as indoor. Enjoy very recent and tastefully upgraded bamboo floors, kitchen, bath, and roofing and be assured an opportunity to LIVE from day one in what is arguably the epitome of an "Island Home." Corner lot orientation, Mature fruit trees and tropical plants abound, surrounded by a gated white vinyl fence for premier privacy. Association Fee includes Water & Trash. **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 |
|--------------------------|------------------|----------|---------------|---------------|-----|
| 47-724G Ahuimanu Loop 10 | <u>\$650,000</u> | 3 & 1/0 | 880 \$739 | 5,000 \$130 | 14 |

| Address | Tax Maint. Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|--------------------------|---------------------|------------------|----------------------|-------------------|-------|---------------------|
| 47-724G Ahuimanu Loop 10 | \$150 \$0 \$112 | \$472,500 | \$101,800 | \$574,300 | 113% | 1963 & NA |

| Address | Sold Price | Sold Date | Sold Ratio | Original Ratio | Sold Terms |
|--------------------------|------------|------------|------------|----------------|--------------|
| 47-724G Ahuimanu Loop 10 | \$656,000 | 03-27-2020 | 101% | 101% | Conventional |

47-724G Ahuimanu Loop 10 - MLS#: 202002523 - If you've just entered the Oahu real estate market, you may have very well just stumbled onto the most charming Kaneohe home that 2020 will offer. The unmatched character of the home's interior contends only with the surreal setting of the lush Ko'olau's in the backdrop, and a thoughtfully designed yard with covered deck that promotes outdoor living as much as indoor. Enjoy very recent and tastefully upgraded bamboo floors, kitchen, bath, and roofing and be assured an opportunity to LIVE from day one in what is arguably the epitome of an "Island Home." Corner lot orientation, Mature fruit trees and tropical plants abound, surrounded by a gated white vinyl fence for premier privacy. Association Fee includes Water & Trash. Region: Kaneohe Neighborhood: Temple Valley Condition: Above Average, Excellent Parking: 1 Car, Driveway, Street Total Parking: 1 View: Mountain Frontage: Pool: None Zoning: 61 - P-1 Restricted Preservatio Sale Conditions: None Schools: Kahaluu, King, Castle * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market