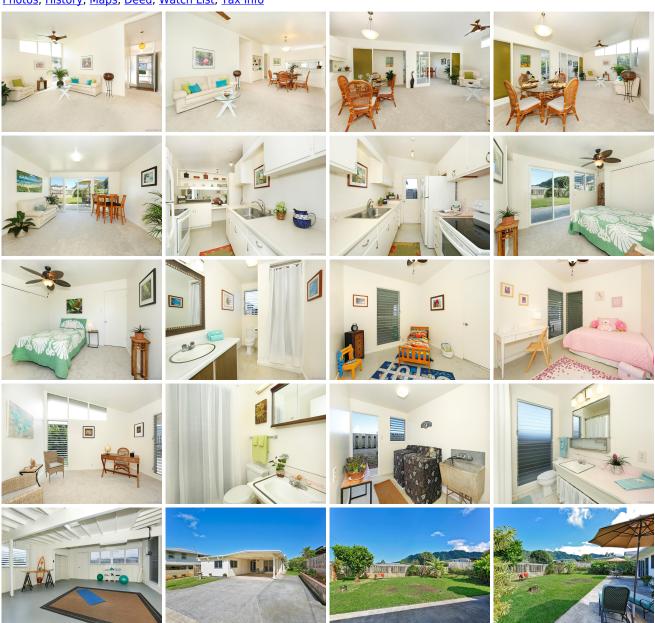
45-251 Pahikaua Street, Kaneohe 96744 * \$768,000

Sold Date: 04-09-2020 Sold Price: \$850,000 Sold Ratio: 111% Beds: 4 MLS#: 202002964, FS Year Built: 1962 Bath: 2/1 Status: Sold Remodeled: Living Sq. Ft.: **2,156** List Date & DOM: 02-11-2020 & 9 Total Parking: 6 Land Sq. Ft.: **7,541** Condition: Average **Assessed Value** Lanai Sq. Ft.: 0 Frontage: Building: **\$135,500** Sq. Ft. Other: 0 Tax/Year: \$223/2020 Land: \$736,000 Total Sq. Ft. 2,156 Neighborhood: Pikoiloa Total: **\$871,500** Maint./Assoc. **\$0 / \$0** Flood Zone: Zone X - Tool Stories / CPR: One / No

Parking: **3 Car+, Carport, Driveway, Street** Frontage:

Zoning: 04 - R-7.5 Residential District View: **Garden, Mountain**

Public Remarks: What an amazing property with so much potential!! This charming 4 bedroom 2.5 bath home w/separate "bonus room" for hobbies, workshop, etc. has 2,156 sf interior, new carpeting & is freshly painted throughout. A generous 7,541 sf lot offers large patio space for BBQ, relaxing and more. Roof is only 6 years old, freshly painted exterior, huge driveway can fit 6 cars or perhaps room for a boat? Kitchen & baths need updating offering the buyers their own design opportunity. AHS Home Warranty included. **Sale Conditions:** None **Schools:** Kaneohe, King, Castle * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info









| Address | Price | Bd & Bth | Living / Avg. | Land Avg. | DOM |
|------------------------|------------------|----------|---------------|---------------|-----|
| 45-251 Pahikaua Street | <u>\$768,000</u> | 4 & 2/1 | 2,156 \$356 | 7,541 \$102 | 9 |

| Address | Tax Maint. Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|------------------------|---------------------|------------------|----------------------|-------------------|-------|---------------------|
| 45-251 Pahikaua Street | \$223 \$0 \$0 | \$736,000 | \$135,500 | \$871,500 | 88% | 1962 & NA |

| Address | Sold Price | Sold Date | Sold Ratio | Original Ratio | Sold Terms |
|------------------------|------------|------------|------------|----------------|--------------|
| 45-251 Pahikaua Street | \$850,000 | 04-09-2020 | 111% | 111% | Conventional |

45-251 Pahikaua Street - MLS#: 202002964 - What an amazing property with so much potential!! This charming 4 bedroom 2.5 bath home w/separate "bonus room" for hobbies, workshop, etc. has 2,156 sf interior, new carpeting & is freshly painted throughout. A generous 7,541 sf lot offers large patio space for BBQ, relaxing and more. Roof is only 6 years old, freshly painted exterior, huge driveway can fit 6 cars or perhaps room for a boat? Kitchen & baths need updating offering the buyers their own design opportunity. AHS Home Warranty included. **Region:** Kaneohe **Neighborhood:** Pikoiloa **Condition:** Average **Parking:** 3 Car+, Carport, Driveway, Street **Total Parking:** 6 **View:** Garden, Mountain **Frontage: Pool:** None **Zoning:** 04 - R-7.5 Residential District **Sale Conditions:** None **Schools:** Kaneohe, King, Castle * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market