Shangrila 44-672 Kahinani Place Unit 6, Kaneohe 96744 * $1,100,000

Beds:	**3**	MLS#:	**202003603, FS**	Year Built:	**1991**
Bath:	**3/0**	Status:	**Cancelled**	Remodeled:	
Living Sq. Ft.:	**2,946**	List Date & DOM:	**02-19-2020** & **29**	Total Parking:	**2**
Land Sq. Ft.:	**2,977**	Condition:	**Excellent**	Assessed Value	
Lanai Sq. Ft.:	**0**	Frontage:		Building:	**$420,500**
Sq. Ft. Other:	**364**	Tax/Year:	**$408/2019**	Land:	**$584,700**
Total Sq. Ft.	**3,310**	Neighborhood:	**Mahinui**	Total:	**$1,005,200**
Maint./Assoc.	**$475 / $0**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**Three+ / Yes**
Parking:	**2 Car, Garage**			Frontage:	
Zoning:	**04 - R-7.5 Residential District**			View:	**Ocean**

Public Remarks: Beautifully upgraded large home with ocean views from the master bedroom. Enjoy the bonus room downstairs for the children to play in and an office on the top floor. Enjoy the breezes from two lanais-master/living room. Quiet neighborhood just minutes away from Kaneohe town and easy access on/off freeway. Upgrades include: new interior/exterior paint, kitchen and baths, carpet, newer windows/blinds, heater, roof. **Sale Conditions:** None **Schools:** Aikahi, Kailua, Kalaheo * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
44-672 Kahinani Place 6	$1,100,000	3 & 3/0	2,946 | $373	2,977 | $369	29

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
44-672 Kahinani Place 6	$408 | $475 | $0	$584,700	$420,500	$1,005,200	109%	1991 & NA

44-672 Kahinani Place 6 - MLS#: 202003603 - Beautifully upgraded large home with ocean views from the master bedroom. Enjoy the bonus room downstairs for the children to play in and an office on the top floor. Enjoy the breezes from two lanais-master/living room. Quiet neighborhood just minutes away from Kaneohe town and easy access on/off freeway. Upgrades include: new interior/exterior paint, kitchen and baths, carpet, newer windows/blinds, heater, roof. **Region:** Kaneohe **Neighborhood:** Mahinui **Condition:** Excellent **Parking:** 2 Car, Garage **Total Parking:** 2 **View:** Ocean **Frontage: Pool:** None **Zoning:** 04 - R-7.5 Residential District **Sale Conditions:** None **Schools:** Aikahi, Kailua, Kalaheo * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market