45-322 Nakuluai Street, Kaneohe 96744 * $715,000 * Originally $750,000

Sold Price: $670,000	Sold Date: 12-08-2020	Sold Ratio: 94%
Beds: **4**	MLS#: **202003869, FS**	Year Built: **1961**
Bath: **1/0**	Status: **Sold**	Remodeled:
Living Sq. Ft.: **1,272**	List Date & DOM: **02-25-2020** & **58**	Total Parking: **2**
Land Sq. Ft.: **7,562**	Condition: **Average**	Assessed Value
Lanai Sq. Ft.: **0**	Frontage: **Other**	Building: **$78,200**
Sq. Ft. Other: **0**	Tax/Year: **$208/2019**	Land: **$713,100**
Total Sq. Ft. **1,272**	Neighborhood: **Pikoiloa**	Total: **$791,300**
Maint./Assoc. **$0 / $0**	Flood Zone: **Zone X - Tool**	Stories / CPR: **One / No**
Parking: **2 Car, Carport**	Frontage: **Other**	
Zoning: **04 - R-7.5 Residential District**	View: **Mountain**	

Public Remarks: Welcome to Kaneohe! Conveniently located on a CORNER LOT in a well desired Pikoiloa neighborhood near shopping, dining, schools, bus line and freeways! At 'Land Value', this home isn't for the faint-hearted...rebuild or remodel to your taste! This spacious home needs lots of work but awesome value for a large lot with 4 bedrooms. If you're waiting for a bargain, none will be better...make an appointment to see today! **Sale Conditions:** Probate **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
45-322 Nakuluai Street	**$715,000**	4 & 1/0	1,272 | $562	7,562 | $95	58

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
45-322 Nakuluai Street	$208 | $0 | $0	$713,100	$78,200	$791,300	90%	1961 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
45-322 Nakuluai Street	$670,000	12-08-2020	94%	89%	Conventional 15000

45-322 Nakuluai Street - MLS#: 202003869 - Original price was $750,000 - Welcome to Kaneohe! Conveniently located on a CORNER LOT in a well desired Pikoiloa neighborhood near shopping, dining, schools, bus line and freeways! At 'Land Value', this home isn't for the faint-hearted...rebuild or remodel to your taste! This spacious home needs lots of work but awesome value for a large lot with 4 bedrooms. If you're waiting for a bargain, none will be better...make an appointment to see today! **Region:** Kaneohe **Neighborhood:** Pikoiloa **Condition:** Average **Parking:** 2 Car, Carport **Total Parking:** 2 **View:** Mountain **Frontage:** Other **Pool:** None **Zoning:** 04 - R-7.5 Residential District **Sale Conditions:** Probate **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market