

41-727 Kumuhau Street, Waimanalo 96795 * \$850,000 * Originally \$1,000,000

Sold Price: \$825,000 Sold Date: 11-12-2020 Sold Ratio: 97%
 Beds: **9** MLS#: **202004992, FS** Year Built: **1943**
 Bath: **4/0** Status: **Sold** Remodeled: **1968**
 Living Sq. Ft.: **2,656** List Date & DOM: **03-06-2020 & 48** Total Parking: **8**
 Land Sq. Ft.: **33,890** Condition: **Fair, Needs Major Repair** [Assessed Value](#)
 Lanai Sq. Ft.: **0** Frontage: **Conservation, Other** Building: **\$215,000**
 Sq. Ft. Other: **0** Tax/Year: **\$216/2019** Land: **\$646,000**
 Total Sq. Ft. **2,656** Neighborhood: **Waimanalo** Total: **\$861,000**
 Maint./Assoc. **\$0 / \$0** [Flood Zone](#): **Zone D - Tool** Stories / CPR: **One / No**
 Parking: **Carport, Driveway** Frontage: **Conservation, Other**
[Zoning](#): **56 - Country District** View: **Garden, Other**

Public Remarks: Three separate homes on a large 33.890 sq. ft. lot. Largest home is 896 sq. ft. The other two are both 800 sq. ft. Each home is separately metered for electricity and water. On cesspool. Both occupied homes are in fair condition, vacant home needs major repair. Sale includes ownership of the long driveway to the main road. Shown by appointment only. Middle home is tenant occupied and inspection subject to accepted offer. Call listing agent for showing details **Sale**
Conditions: None **Schools:** [Waimanalo](#), [Waimanalo](#), [Kailua](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
41-727 Kumuhau Street	\$850,000	9 & 4/0	2,656 \$320	33,890 \$25	48

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
41-727 Kumuhau Street	\$216 \$0 \$0	\$646,000	\$215,000	\$861,000	99%	1943 & 1968

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
41-727 Kumuhau Street	\$825,000	11-12-2020	97%	83%	Conventional 5000

[41-727 Kumuhau Street](#) - MLS#: [202004992](#) - Original price was \$1,000,000 - Three separate homes on a large 33.890 sq. ft. lot. Largest home is 896 sq. ft. The other two are both 800 sq. ft. Each home is separately metered for electricity and water. On cesspool. Both occupied homes are in fair condition, vacant home needs major repair. Sale includes ownership of the long driveway to the main road. Shown by appointment only. Middle home is tenant occupied and inspection subject to accepted offer. Call listing agent for showing details **Region:** Kailua **Neighborhood:** Waimanalo **Condition:** Fair, Needs Major Repair
Parking: Carport, Driveway **Total Parking:** 8 **View:** Garden, Other **Frontage:** Conservation, Other **Pool:** None **Zoning:** 56 - Country District **Sale Conditions:** None **Schools:** [Waimanalo](#), [Waimanalo](#), [Kailua](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market