# Kahaluu Hillside 47-722J Ahuimanu Loop Unit 7, Kaneohe 96744 * $839,000 * Originally $859,000

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|---|---|---|
| Sold Price: $839,000 | Sold Date: 08-11-2020 | Sold Ratio: 100% |
| Beds: **3** | MLS#: **202009329, FS** | Year Built: **1963** |
| Bath: **2/0** | Status: **Sold** | Remodeled: **1983** |
| Living Sq. Ft.: **1,468** | List Date & DOM: **05-04-2020** & **57** | Total Parking: **2** |
| Land Sq. Ft.: **10,700** | Condition: **Above Average** | Assessed Value |
| Lanai Sq. Ft.: **72** | Frontage: **Other** | Building: **$227,100** |
| Sq. Ft. Other: **36** | Tax/Year: **$233/2019** | Land: **$651,200** |
| Total Sq. Ft. **1,576** | Neighborhood: **Temple Valley** | Total: **$878,300** |
| Maint./Assoc. **$0 / $139** | Flood Zone: **Zone D - Tool** | Stories / CPR: **One / Yes** |
| Parking: **1 Car, Street** | Frontage: **Other** | |
| Zoning: **56 - Country District** | View: **Coastline, Garden, Mountain, Ocean** | |

**Public Remarks:** Imagine your private tropical retreat with a fabulous wall of windows, new laminate flooring and a spacious deck with stunning ocean views! A romantic master bedroom with tall ceilings and huge windows to take in the tropical setting! Your cozy chef's kitchen has a gas stove and updated appliances plus a picture view of Chinaman's Hat from the kitchen sink. Two nice sized guest bedrooms, in a home with tons of island charm! Split AC's in all bedrooms and both living rooms! This is a highly sought after 10,700 sq. ft perimeter lot has lots of storage, an outdoor shower, a big shed, and plenty of parking. Located at the end of the road next to preservation land and only one side neighbor! Hawaii at it's best and VA Approved! YouTube Tour: https://youtu.be/ILYqJ5kr7uY **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info




| Address | Price | Bd & Bth | Living / Avg. | Land \| Avg. | DOM |
|---|---|---|---|---|---|
| 47-722J Ahuimanu Loop 7 | **$839,000** | 3 & 2/0 | 1,468 \| $572 | 10,700 \| $78 | 57 |

| Address | Tax \| Maint. \| Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|---|---|---|---|---|---|---|
| 47-722J Ahuimanu Loop 7 | $233 \| $0 \| $139 | $651,200 | $227,100 | $878,300 | 96% | 1963 & 1983 |

| Address | Sold Price | Sold Date | Sold Ratio | Original Ratio | Sold Terms |
|---|---|---|---|---|---|
| 47-722J Ahuimanu Loop 7 | $839,000 | 08-11-2020 | 100% | 98% | VA |

47-722J Ahuimanu Loop 7 - MLS#: 202009329 - Original price was $859,000 - Imagine your private tropical retreat with a fabulous wall of windows, new laminate flooring and a spacious deck with stunning ocean views! A romantic master bedroom with tall ceilings and huge windows to take in the tropical setting! Your cozy chef's kitchen has a gas stove and updated appliances plus a picture view of Chinaman's Hat from the kitchen sink. Two nice sized guest bedrooms, in a home with tons of island charm! Split AC's in all bedrooms and both living rooms! This is a highly sought after 10,700 sq. ft perimeter lot has lots of storage, an outdoor shower, a big shed, and plenty of parking. Located at the end of the road next to preservation land and only one side neighbor! Hawaii at it's best and VA Approved! YouTube Tour: https://youtu.be/ILYqJ5kr7uY **Region:** Kaneohe **Neighborhood:** Temple Valley **Condition:** Above Average **Parking:** 1 Car, Street **Total Parking:** 2 **View:** Coastline, Garden, Mountain, Ocean **Frontage:** Other **Pool:** None **Zoning:** 56 - Country District **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market