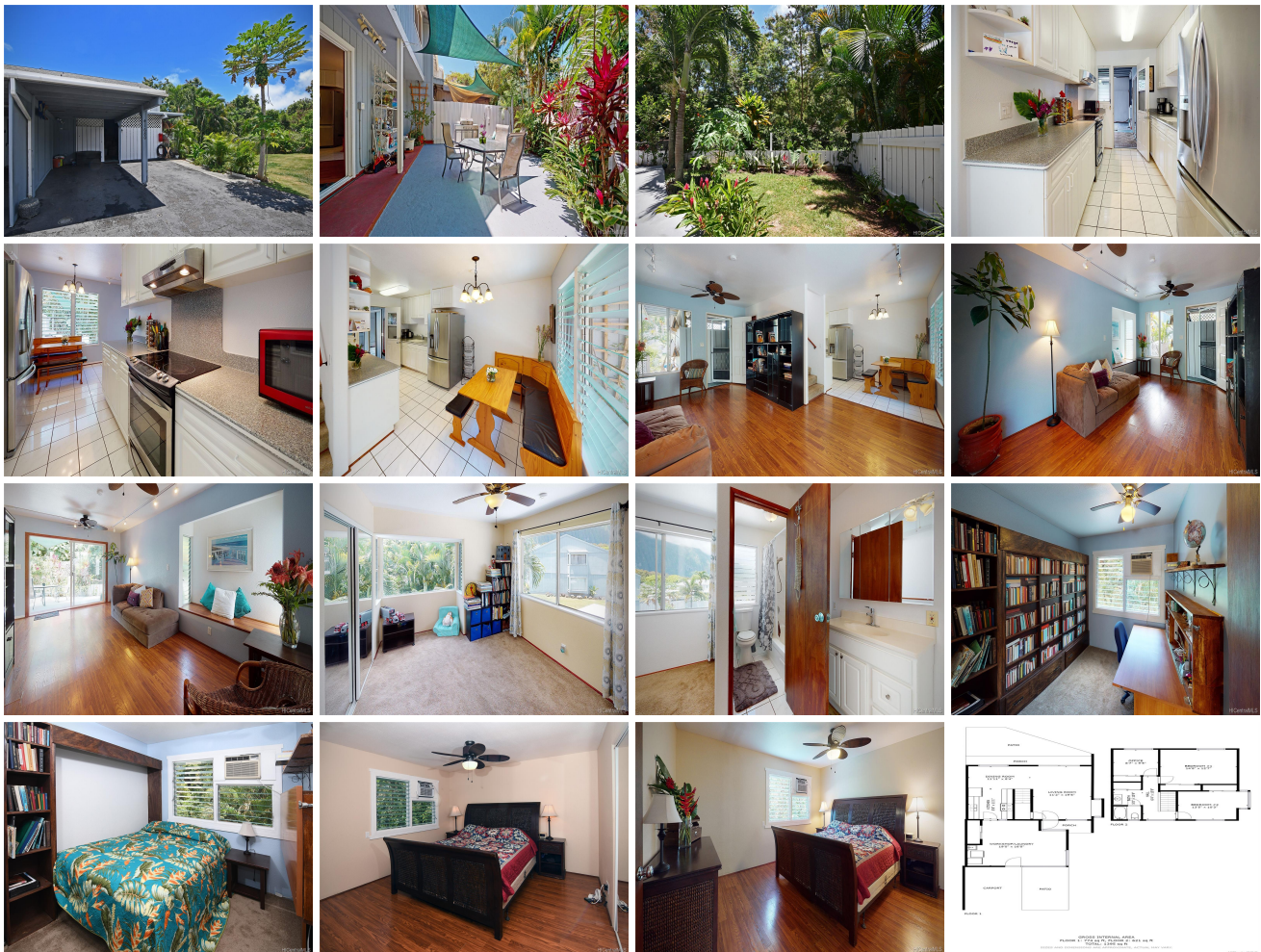


Waimanalo Banyan Tree 41-680 Kaaumana Place, Waimanalo 96795 * \$549,000

Sold Price: \$549,000	Sold Date: 06-29-2020	Sold Ratio: 100%
Beds: 3	MLS#: 202011956, FS	Year Built: 1973
Bath: 1/0	Status: Sold	Remodeled: 1983
Living Sq. Ft.: 1,143	List Date & DOM: 05-28-2020 & 2	Total Parking: 2
Land Sq. Ft.: 2,244	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 0	Frontage:	Building: \$165,400
Sq. Ft. Other: 0	Tax/Year: \$159/2019	Land: \$377,900
Total Sq. Ft. 1,143	Neighborhood: Waimanalo	Total: \$543,300
Maint./Assoc. \$420 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: Two / No
Parking: 2 Car, Carport, Driveway	Frontage:	
Zoning : 05 - R-5 Residential District	View: Garden, Mountain	

Public Remarks: Privacy abounds in this corner unit, with large lanai that backs to lush state lands. Papaya and orange trees along with beautiful palms create an outdoor oasis! Unit abuts an Association common area, allowing enough space to talk with neighbors while social distancing. Third bedroom has custom built Murphy bed and desk, making it optimal for home office and guests. Home has abundant storage areas and is currently set up with a workshop in enclosed portion of carport, which could be used as covered lanai or flex space. Upgraded kitchen with Corian countertops and sink. Pet friendly complex. Minutes from the beautiful Waimanalo Beach, local market co-op and farms. Close to Kailua and easy access to Pali and H-3 highways. Maintenance fee includes sewer, water & common expenses. **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
41-680 Kaaumana Place	\$549,000	3 & 1/0	1,143 \$480	2,244 \$245	2

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
41-680 Kaaumana Place	\$159 \$420 \$0	\$377,900	\$165,400	\$543,300	101%	1973 & 1983

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
41-680 Kaaumana Place	\$549,000	06-29-2020	100%	100%	Conventional

[41-680 Kaaumana Place](#) - MLS#: [202011956](#) - Privacy abounds in this corner unit, with large lanai that backs to lush state lands. Papaya and orange trees along with beautiful palms create an outdoor oasis! Unit abuts an Association common area, allowing enough space to talk with neighbors while social distancing. Third bedroom has custom built Murphy bed and desk, making it optimal for home office and guests. Home has abundant storage areas and is currently set up with a workshop in enclosed portion of carport, which could be used as covered lanai or flex space. Upgraded kitchen with Corian countertops and sink. Pet friendly complex. Minutes from the beautiful Waimanalo Beach, local market co-op and farms. Close to Kailua and easy access to Pali and H-3 highways. Maintenance fee includes sewer, water & common expenses. **Region:** Kailua **Neighborhood:** Waimanalo **Condition:** Above Average **Parking:** 2 Car, Carport, Driveway **Total Parking:** 2 **View:** Garden, Mountain **Frontage:** **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** [Waimanalo](#), [Waimanalo](#), [Kailua](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market