47-716 Ahuimanu Road, Kaneohe 96744 * $995,000

Sold Price:	$950,000	Sold Date:	09-08-2020	Sold Ratio:	95%
Beds:	**3**	MLS#:	**202015795, FS**	Year Built:	**1962**
Bath:	**2/0**	Status:	**Sold**	Remodeled:	**2012**
Living Sq. Ft.:	**1,536**	List Date & DOM:	**07-22-2020** & **23**	Total Parking:	**7**
Land Sq. Ft.:	**43,560**	Condition:	**Above Average**	Assessed Value	
Lanai Sq. Ft.:	**0**	Frontage:		Building:	**$284,000**
Sq. Ft. Other:	**0**	Tax/Year:	**$221/2019**	Land:	**$740,000**
Total Sq. Ft.	**1,536**	Neighborhood:	**Temple Valley**	Total:	**$1,024,000**
Maint./Assoc.	**$0 / $0**	Flood Zone:	**Zone D - Tool**	Stories / CPR:	**Basement, One / No**
Parking:	**3 Car+, Boat, Driveway, Garage, Street**	Frontage:			
Zoning:	**56 - Country District**	View:	**Mountain**		

Public Remarks: Rarely available 1 acre lot with gorgeous views of Ko'olaus, remodeled home & potential for ADU (see supp. remarks)! Tropical property loaded w/ fruit trees/plants & a large variety of flowers. Keep it as a natural jungle, build an ADU (create additional income) or develop a beautiful garden/aquaponics system to grow your own veggies. Inside the house you'll find an open floorplan, ceramic tile & laminate floors, granite counter-tops, ss appliances & a spacious basement. Garage, long driveway & room for convenient boat parking right off the street. Security alarm system with webcams. Split A/C. Lots of upgrades in the past 8 years such as French drain, garage door, roof, appliances, hot water heater, plumbing fixtures, windows, security system, paved patio for entertaining & more! **Sale Conditions:** None **Schools:** Kahaluu, King, Castle * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
47-716 Ahuimanu Road	$995,000	3 & 2/0	1,536 | $648	43,560 | $23	23

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
47-716 Ahuimanu Road	$221 | $0 | $0	$740,000	$284,000	$1,024,000	97%	1962 & 2012

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
47-716 Ahuimanu Road	$950,000	09-08-2020	95%	95%	Cash

47-716 Ahuimanu Road - MLS#: 202015795 - Rarely available 1 acre lot with gorgeous views of Ko'olaus, remodeled home & potential for ADU (see supp. remarks)! Tropical property loaded w/ fruit trees/plants & a large variety of flowers. Keep it as a natural jungle, build an ADU (create additional income) or develop a beautiful garden/aquaponics system to grow your own veggies. Inside the house you'll find an open floorplan, ceramic tile & laminate floors, granite counter-tops, ss appliances & a spacious basement. Garage, long driveway & room for convenient boat parking right off the street. Security alarm system with webcams. Split A/C. Lots of upgrades in the past 8 years such as French drain, garage door, roof, appliances, hot water heater, plumbing fixtures, windows, security system, paved patio for entertaining & more! **Region:** Kaneohe **Neighborhood:** Temple Valley **Condition:** Above Average **Parking:** 3 Car+, Boat, Driveway, Garage, Street **Total Parking:** 7 **View:** Mountain **Frontage: Pool:** None **Zoning:** 56 - Country District **Sale Conditions:** None **Schools:** Kahaluu, King, Castle * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market