

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

Sold Price: \$950,000	Sold Date: 09-08-2020	Sold Ratio: 95%
Beds: 3	MLS#: <u>202015795</u>, 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'olau, 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