

Windward Villa 1 45-850 Anoi Road Unit 8G, Kaneohe 96744 * \$635,000 * Originally \$649,000

Sold Price: \$609,000	Sold Date: 09-30-2020	Sold Ratio: 96%
Beds: 2	MLS#: <u>202017270</u>, FS	Year Built: 1962
Bath: 1/0	Status: Sold	Remodeled: 2015
Living Sq. Ft.: 640	List Date & DOM: 07-15-2020 & 43	Total Parking: 2
Land Sq. Ft.: 6,084	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 0	Frontage: Stream/Canal	Building: \$81,000
Sq. Ft. Other: 200	Tax/Year: \$138/2020	Land: \$461,400
Total Sq. Ft. 840	Neighborhood: Halekauwila	Total: \$542,400
Maint./Assoc. \$155 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: One / Yes
Parking: 2 Car, Carport	Frontage: Stream/Canal	
Zoning : 05 - R-5 Residential District	View: Garden, Marina/Canal, Mountain, Other	

Public Remarks: Superb Island Style Cottage in the Heart of Kaneohe Town surrounded by the majestic Ko'olau mountains! Secluded down a meandering private road is Windward Villa CPR community of 11 homes, move right into this serene & highly upgraded 2BR with beautiful granite kitchen countertops and lovely wood cabinets, refinished original oak floors, double pane windows, tastefully remodeled bathroom, swanky window shades, super convenient built in closet system and desk by California Closet , new plumbing and electrical, covered carport with lots of storage, bonus is a mature Avocado tree and no back or front neighbors for added privacy. Great Condo Alternative! **Sale Conditions:** None **Schools:** [Kapunahala, King, Castle](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
45-850 Anoi Road 8G	\$635,000	2 & 1/0	640 \$992	6,084 \$104	43

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
45-850 Anoi Road 8G	\$138 \$155 \$0	\$461,400	\$81,000	\$542,400	117%	1962 & 2015

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
45-850 Anoi Road 8G	\$609,000	09-30-2020	96%	94%	Conventional

[45-850 Anoi Road 8G](#) - MLS#: [202017270](#) - Original price was \$649,000 - Superb Island Style Cottage in the Heart of Kaneohe Town surrounded by the majestic Ko'olau mountains! Secluded down a meandering private road is Windward Villa CPR community of 11 homes, move right into this serene & highly upgraded 2BR with beautiful granite kitchen countertops and lovely wood cabinets, refinished original oak floors, double pane windows, tastefully remodeled bathroom, swanky window shades, super convenient built in closet system and desk by California Closet , new plumbing and electrical, covered carport with lots of storage, bonus is a mature Avocado tree and no back or front neighbors for added privacy. Great Condo Alternative! **Region:** Kaneohe **Neighborhood:** Halekauwila **Condition:** Above Average **Parking:** 2 Car, Carport **Total Parking:** 2 **View:** Garden, Marina/Canal, Mountain, Other **Frontage:** Stream/Canal **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** [Kapunahala](#), [King](#), [Castle](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market