

## **45-528 Pahia Road Unit B, Kaneohe 96744 \* \$789,500**

|   |   |                                 |
|---|---|---------------------------------|
| Sold Price: \$773,250   | Sold Date: 09-24-2020                             | Sold Ratio: 98%                 |
| Beds: <b>3</b>  | MLS#: <b>202018801, FS</b>                        | Year Built: <b>1955</b>         |
| Bath: <b>2/0</b>  | Status: <b>Sold</b>                               | Remodeled: <b>2003</b>          |
| Living Sq. Ft.: <b>1,190</b>                                    | List Date & DOM: <b>08-06-2020 &amp; 7</b>        | Total Parking: <b>2</b>         |
| Land Sq. Ft.: <b>10,610</b>                                     | Condition: <b>Above Average, Average</b>          | <a href="#">Assessed Value</a>  |
| Lanai Sq. Ft.: <b>0</b>   | Frontage: <b>Other</b>                            | Building: <b>\$274,300</b>      |
| Sq. Ft. Other: <b>287</b>                                       | Tax/Year: <b>\$249/2020</b>                       | Land: <b>\$680,000</b>          |
| Total Sq. Ft. <b>1,477</b>                                      | Neighborhood: <b>Kaneohe Town</b>                 | Total: <b>\$954,300</b>         |
| Maint./Assoc. <b>\$0 / \$0</b>                                  | <a href="#">Flood Zone</a> : <b>Zone X - Tool</b> | Stories / CPR: <b>One / Yes</b> |
| Parking: <b>2 Car, Boat, Driveway, Garage</b>                   | Frontage: <b>Other</b>                            |                                 |
| <a href="#">Zoning</a> : <b>04 - R-7.5 Residential District</b> | View: <b>Garden, Mountain</b>                     |                                 |

**Public Remarks:** Enjoy the huge savings on the electric with PHOTOVOLTAIC(Solar System) and NO MAINTENANCE FEES! This charming VA APPROVED cottage style house shows the pride of ownership! Kept/Shows well! This huge lot allows you to extend to create more rooms and park more than 7 cars! Located in the heart of all the actions(5 minutes to windward mall, restaurants, shops, banks, gas station, clinics, and Kaneohe beach park!) The breathtaking mountain views are all around! Literally, YOU'VE GOT IT ALL! Bring in offers NOW! Priced to sell! First open house on 8/9 (Sunday) 2 PM to 5 PM. **Sale**

**Conditions:** None **Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



| Address                             | Price                     | Bd & Bth | Living / Avg. | Land   Avg.   | DOM |
|-------------------------------------|---------------------------|----------|---------------|---------------|-----|
| <a href="#">45-528 Pahia Road B</a> | <a href="#">\$789,500</a> | 3 & 2/0  | 1,190   \$663 | 10,610   \$74 | 7   |

| Address                             | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|-------------------------------------|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">45-528 Pahia Road B</a> | \$249   \$0   \$0   | \$680,000     | \$274,300         | \$954,300      | 83%   | 1955 & 2003      |

| Address                             | Sold Price | Sold Date  | Sold Ratio | Original Ratio | Sold Terms |
|-------------------------------------|------------|------------|------------|----------------|------------|
| <a href="#">45-528 Pahia Road B</a> | \$773,250  | 09-24-2020 | 98%        | 98%            | VA         |

[45-528 Pahia Road B](#) - MLS#: [202018801](#) - Enjoy the huge savings on the electric with PHOTOVOLTAIC(Solar System) and NO MAINTENANCE FEES! This charming VA APPROVED cottage style house shows the pride of ownership! Kept/Shows well! This huge lot allows you to extend to create more rooms and park more than 7 cars! Located in the heart of all the actions(5 minutes to windward mall, restaurants, shops, banks, gas station, clinics, and Kaneohe beach park!) The breathtaking mountain views are all around! Literally, YOU'VE GOT IT ALL! Bring in offers NOW! Priced to sell! First open house on 8/9 (Sunday) 2 PM to 5 PM. **Region:** Kaneohe **Neighborhood:** Kaneohe Town **Condition:** Above Average, Average **Parking:** 2 Car, Boat, Driveway, Garage **Total Parking:** 2 **View:** Garden, Mountain **Frontage:** Other **Pool:** None **Zoning:** 04 - R-7.5 Residential District **Sale Conditions:** None **Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market