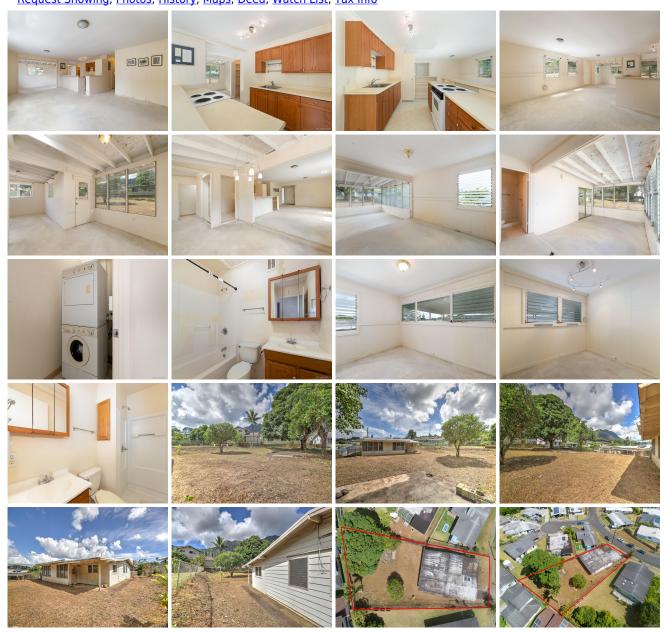
## 45-536 Alokahi Street, Kaneohe 96744 \* \$949,000

Sold Date: 11-19-2020 Sold Price: \$985,000 Sold Ratio: 104% Beds: 3 MLS#: 202023712, FS Year Built: 1963 Bath: 2/0 Status: Sold Remodeled: 2007 Living Sq. Ft.: **1,571** List Date & DOM: 10-01-2020 & 7 Total Parking: 2 Land Sq. Ft.: 12,087 Condition: Fair **Assessed Value** Lanai Sq. Ft.: 399 Frontage: Other Building: \$197,200 Sq. Ft. Other: 0 Land: \$873,600 Tax/Year: \$437/2020 Total Sq. Ft. **1,970** Total: \$1,070,800 Neighborhood: Keapuka Maint./Assoc. \$0 / \$0 Stories / CPR: One / No Flood Zone: Zone X - Tool

Parking: 2 Car, Carport, Driveway Frontage: Other

**Zoning: 05 - R-5 Residential District** View: **Mountain, Other** 

**Public Remarks:** Come restore this charming home in the wonderful Keapuka neighborhood to its full potential as it needs a remodel, possibly rebuild your dream home or use for your investment endeavors (perhaps an ADU or CPR on this R-5 zoned, 12,087 sq ft lot)! The large master bedroom could be converted back to a 4th bedroom, and the enclosed lanai can be used as a formal dining room! Enjoy the mangoes, coconuts, guava, star fruit, and tangerines from your backyard! Conveniently located near Windward Mall & City, nearby schools, restaurants, Hoomaluhia Gardens, numerous hiking trails, and more! To be sold As-Is. Buyers to conduct their own due diligence as tax records do not match actual number of bedrooms. Termite tenting and survey completed! PLEASE DO NOT ENTER PROPERTY W OUT APPOINTMENT! **Sale Conditions:** None **Schools:**,, \* Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info









Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	DOM
45-536 Alokahi Street	<u>\$949,000</u>	3 & 2/0	1,571   \$604	12,087   \$79	7

Address	Tax   Maint.   Ass.			Assessed Total	Ratio	Year & Remodeled
45-536 Alokahi Street	\$437   \$0   \$0	\$873,600	\$197,200	\$1,070,800	89%	1963 & 2007

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
45-536 Alokahi Street	\$985,000	11-19-2020	104%	104%	Conventional

45-536 Alokahi Street - MLS#: 202023712 - Come restore this charming home in the wonderful Keapuka neighborhood to its full potential as it needs a remodel, possibly rebuild your dream home or use for your investment endeavors (perhaps an ADU or CPR on this R-5 zoned, 12,087 sq ft lot)! The large master bedroom could be converted back to a 4th bedroom, and the enclosed lanai can be used as a formal dining room! Enjoy the mangoes, coconuts, guava, star fruit, and tangerines from your backyard! Conveniently located near Windward Mall & City, nearby schools, restaurants, Hoomaluhia Gardens, numerous hiking trails, and more! To be sold As-Is. Buyers to conduct their own due diligence as tax records do not match actual number of bedrooms. Termite tenting and survey completed! PLEASE DO NOT ENTER PROPERTY W OUT APPOINTMENT! Region: Kaneohe Neighborhood: Keapuka Condition: Fair Parking: 2 Car, Carport, Driveway Total Parking: 2 View: Mountain, Other Frontage: Other Pool: None Zoning: 05 - R-5 Residential District Sale Conditions: None Schools: , , \* Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market