47-331 Ahuimanu Road, Kaneohe 96744 * $1,100,000 * Originally $1,199,000

Sold Price: $1,100,000	Sold Date: 07-20-2021	Sold Ratio: 100%
Beds: **3**	MLS#: **202113042, FS**	Year Built: **1989**
Bath: **2/1**	Status: **Sold**	Remodeled: **2020**
Living Sq. Ft.: **1,510**	List Date & DOM: **05-26-2021** & **20**	Total Parking: **4**
Land Sq. Ft.: **10,217**	Condition: **Excellent**	Assessed Value
Lanai Sq. Ft.: **0**	Frontage:	Building: **$355,900**
Sq. Ft. Other: **546**	Tax/Year: **$215/2021**	Land: **$636,400**
Total Sq. Ft. **2,056**	Neighborhood: **Ahuimanu Area**	Total: **$992,300**
Maint./Assoc. **$0 / $0**	Flood Zone: **Zone X - Tool**	Stories / CPR: **Two / No**
Parking: **3 Car+, Carport, Driveway**	Frontage:	
Zoning: **03 - R10 - Residential District**	View: **Mountain**	

Public Remarks: This 3 bed 2.5 bath custom Cedar A-frame is in mint condition and full of upgrades. Open floor plan, 20-ft vaulted ceilings. Remodeled kitchen with quartz countertops and cherry wood cabinets. Fenced private back yard perfect for kids and pets. Large 510 sq. ft. deck perfect for family BBQ's. There is a two car garage plus a two car carport. Not to mention the 41 paid PV panels. Picturesque Koolau Mountain Views !!! Beautiful private back yard. **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
47-331 Ahuimanu Road	**$1,100,000**	3 & 2/1	1,510 | $728	10,217 | $108	20

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
47-331 Ahuimanu Road	$215 | $0 | $0	$636,400	$355,900	$992,300	111%	1989 & 2020

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
47-331 Ahuimanu Road	$1,100,000	07-20-2021	100%	92%	VA

47-331 Ahuimanu Road - MLS#: 202113042 - Original price was $1,199,000 - This 3 bed 2.5 bath custom Cedar A-frame is in mint condition and full of upgrades. Open floor plan, 20-ft vaulted ceilings. Remodeled kitchen with quartz countertops and cherry wood cabinets. Fenced private back yard perfect for kids and pets. Large 510 sq. ft. deck perfect for family BBQ's. There is a two car garage plus a two car carport. Not to mention the 41 paid PV panels. Picturesque Koolau Mountain Views !!! Beautiful private back yard. **Region:** Kaneohe **Neighborhood:** Ahuimanu Area **Condition:** Excellent **Parking:** 3 Car+, Carport, Driveway **Total Parking:** 4 **View:** Mountain **Frontage: Pool:** None **Zoning:** 03 - R10 - Residential District **Sale Conditions:** None **Schools:** Kahaluu, King, Castle * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market