41-250 Nakini Street, Waimanalo 96795 * $710,000

Sold Price:	$600,000	Sold Date:	04-22-2022	Sold Ratio:	85%
Beds:	**4**	MLS#:	**202123138, LH**	Year Built:	**1972**
Bath:	**2/0**	Status:	**Sold**	Remodeled:	
Living Sq. Ft.:	**1,152**	List Date & DOM:	**09-09-2021** & **126**	Total Parking:	**2**
Land Sq. Ft.:	**8,602**	Condition:	**Excellent**	Assessed Value	
Lanai Sq. Ft.:	**0**	Frontage:	**Other**	Building:	**$178,400**
Sq. Ft. Other:	**0**	Tax/Year:	**$25/2021**	Land:	**$537,000**
Total Sq. Ft.	**1,152**	Neighborhood:	**Waimanalo**	Total:	**$715,400**
Maint./Assoc.	**$0 / $0**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**One / No**
Parking:	**3 Car+, Carport, Driveway, Street**	Frontage:	**Other**		
Zoning:	**05 - R-5 Residential District**	View:	**Mountain**		

Public Remarks: This is not your average property in Waimanalo. The majestic Koolau mountain provides a stunning backdrop for this well maintained 4 bedroom, 2 bath home. Nestled on a perimeter lot it provides you privacy and serenity with no back neighbor. Tthe house which is move in ready is a pleasant island style which shows pride of ownership. You'll love the spaciousness of the open concept kitchen and living space with its beautiful open beam ceiling, vinyl plank flooring and new interior paint. Other features: the homeowner installed a new roof, enjoy playtime and barbeque in big fenced in yard or cuddle up under the pergola with a good book or simply take in the beauty and peacefulness of the Koolau mountain range, its mesmerizing. Lots of outdoor activities surround Waimanalo including beautiful swimming beaches, bodysurfing, hiking trails are all close by or take a scenic drive to either Kailua Town or Hawaii Ka for shopping and great local eateries. Note: this is Hawaii Home Land...Buyer must be 50% Hawaiian and registered with DHHL. **Sale Conditions:** None **Schools:** Pope, Waimanalo, Kailua * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
41-250 Nakini Street	$710,000 LH	4 & 2/0	1,152 | $616	8,602 | $83	126

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
41-250 Nakini Street	$25 | $0 | $0	$537,000	$178,400	$715,400	99%	1972 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
41-250 Nakini Street	$600,000	04-22-2022	85%	85%	Cash

41-250 Nakini Street - MLS#: 202123138 - This is not your average property in Waimanalo. The majestic Koolau mountain provides a stunning backdrop for this well maintained 4 bedroom, 2 bath home. Nestled on a perimeter lot it provides you privacy and serenity with no back neighbor. Tthe house which is move in ready is a pleasant island style which shows pride of ownership. You'll love the spaciousness of the open concept kitchen and living space with its beautiful open beam ceiling, vinyl plank flooring and new interior paint. Other features: the homeowner installed a new roof, enjoy playtime and barbeque in big fenced in yard or cuddle up under the pergola with a good book or simply take in the beauty and peacefulness of the Koolau mountain range, its mesmerizing. Lots of outdoor activities surround Waimanalo including beautiful swimming beaches, bodysurfing, hiking trails are all close by or take a scenic drive to either Kailua Town or Hawaii Ka for shopping and great local eateries. Note: this is Hawaii Home Land...Buyer must be 50% Hawaiian and registered with DHHL. **Region:** Kailua **Neighborhood:** Waimanalo **Condition:** Excellent **Parking:** 3 Car+, Carport, Driveway, Street **Total Parking:** 2 **View:** Mountain **Frontage:** Other **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** Pope, Waimanalo, Kailua * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market