

41-032 Hihimanu Street, Waimanalo 96795 * \$1,795,000

Sold Price: \$1,825,000	Sold Date: 11-03-2021	Sold Ratio: 102%
Beds: 8	MLS#: <u>202124147</u>, FS	Year Built: 1952
Bath: 3/0	Status: Sold	Remodeled: 1972
Living Sq. Ft.: 2,668	List Date & DOM: 10-13-2021 & 5	Total Parking: 3
Land Sq. Ft.: 15,000	Condition: Average, Needs Major Repair	Assessed Value
Lanai Sq. Ft.: 0	Frontage:	Building: \$321,900
Sq. Ft. Other: 304	Tax/Year: \$679/2021	Land: \$1,025,000
Total Sq. Ft. 2,972	Neighborhood: Waimanalo	Total: \$1,346,900
Maint./Assoc. \$0 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: One / No
Parking: 3 Car+, Carport, Driveway	Frontage:	
Zoning : 03 - R10 - Residential District	View: None	

Public Remarks: OVERSIZED 15000 square foot level lot in the WAIMANALO BEACH LOTS neighborhood. Five homes from beautiful Waimanalo Beach. Flood zone X. Front house is a 4/1 with an adjacent carport. Back house is a 4/2 designed to be easily separated into a 2/1 and 2/1 living space. Actual square footages and bedroom/bathroom count differ from tax records.

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



Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
41-032 Hihimanu Street	\$1,795,000	8 & 3/0	2,668 \$673	15,000 \$120	5

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
41-032 Hihimanu Street	\$679 \$0 \$0	\$1,025,000	\$321,900	\$1,346,900	133%	1952 & 1972

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
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41-032 Hihimanu Street	\$1,825,000	11-03-2021	102%	102%	Cash
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[41-032 Hihimanu Street](#) - MLS#: [202124147](#) - OVERSIZED 15000 square foot level lot in the WAIMANALO BEACH LOTS neighborhood. Five homes from beautiful Waimanalo Beach. Flood zone X. Front house is a 4/1 with an adjacent carport. Back house is a 4/2 designed to be easily separated into a 2/1 and 2/1 living space. Actual square footages and bedroom/bathroom count differ from tax records. **Region:** Kailua **Neighborhood:** Waimanalo **Condition:** Average, Needs Major Repair **Parking:** 3 Car+, Carport, Driveway **Total Parking:** 3 **View:** None **Frontage:** **Pool:** None **Zoning:** 03 - R10 - Residential District **Sale Conditions:** None **Schools:** [Waimanalo](#), [Waimanalo](#), [Kailua](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market