41-738 Kalanianaole Highway, Waimanalo 96795 * $749,000

Sold Price: $620,000	Sold Date: 11-16-2022	Sold Ratio: 83%
Beds: **2**	MLS#: **202202573, LH**	Year Built: **1967**
Bath: **2/0**	Status: **Sold**	Remodeled: **2008**
Living Sq. Ft.: **1,028**	List Date & DOM: **02-08-2022** & **31**	Total Parking: **2**
Land Sq. Ft.: **18,860**	Condition: **Above Average**	Assessed Value
Lanai Sq. Ft.: **0**	Frontage: **Other**	Building: **$164,600**
Sq. Ft. Other: **0**	Tax/Year: **$25/2021**	Land: **$770,300**
Total Sq. Ft. **1,028**	Neighborhood: **Waimanalo**	Total: **$934,900**
Maint./Assoc. **$0 / $0**	Flood Zone: **Zone X - Tool**	Stories / CPR: **One / No**
Parking: **3 Car+, Boat, Garage, Street**	Frontage: **Other**	
Zoning: **03 - R10 - Residential District**	View: **Mountain, Ocean**	

Public Remarks: This is a leasehold property. Buyer must be at least 50% Hawaiian and registered with DHHL. Pre-approved with DHHL mortgage lender required. Lease will renew for another 100 years. A Rare Gem – 18,860 sq ft lot across the beach! Don't miss out on this amazing opportunity to own a 2 bedroom/2-bath single family home on an extremely large lot filled with fruit trees located across the street from Waimanalo Beach Park. This home has a fully fenced spacious yard where you can play with friends & family or garden to your heart's content with lots of parking and no neighbor behind. Talk about having the best of both worlds...check out the blue ocean from your front yard or enjoy the majestic view of the Ko'olau mountains from the back patio. ADA compliant. # of actual bdr/bath do not match TMK. Must have cash for appraisal shortfall. No showings on Sundays. **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
41-738 Kalanianaole Highway	$749,000 LH	2 & 2/0	1,028 | $729	18,860 | $40	31

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
41-738 Kalanianaole Highway	$25 | $0 | $0	$770,300	$164,600	$934,900	80%	1967 & 2008

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
41-738 Kalanianaole Highway	$620,000	11-16-2022	83%	83%	FHA

41-738 Kalanianaole Highway - MLS#: 202202573 - This is a leasehold property. Buyer must be at least 50% Hawaiian and registered with DHHL. Pre-approved with DHHL mortgage lender required. Lease will renew for another 100 years. A Rare Gem – 18,860 sq ft lot across the beach! Don't miss out on this amazing opportunity to own a 2 bedroom/2-bath single family home on an extremely large lot filled with fruit trees located across the street from Waimanalo Beach Park. This home has a fully fenced spacious yard where you can play with friends & family or garden to your heart's content with lots of parking and no neighbor behind. Talk about having the best of both worlds...check out the blue ocean from your front yard or enjoy the majestic view of the Ko'olau mountains from the back patio. ADA compliant. # of actual bdr/bath do not match TMK. Must have cash for appraisal shortfall. No showings on Sundays. **Region:** Kailua **Neighborhood:** Waimanalo **Condition:** Above Average **Parking:** 3 Car+, Boat, Garage, Street **Total Parking:** 2 **View:** Mountain, Ocean **Frontage:** Other **Pool:** None **Zoning:** 03 - R10 - Residential District **Sale Conditions:** None **Schools:** Pope, Waimanalo, Kailua * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market