41-060 Hihimanu Street, Waimanalo 96795 * $1,690,000

Sold Price:	$1,818,000	Sold Date:	05-13-2022	Sold Ratio:	108%
Beds:	**6**	MLS#:	**202205345, FS**	Year Built:	**1948**
Bath:	**4/0**	Status:	**Sold**	Remodeled:	
Living Sq. Ft.:	**2,256**	List Date & DOM:	**03-21-2022** & **10**	Total Parking:	**4**
Land Sq. Ft.:	**11,453**	Condition:	**Average**	Assessed Value	
Lanai Sq. Ft.:	**0**	Frontage:		Building:	**$447,800**
Sq. Ft. Other:	**768**	Tax/Year:	**$334/2021**	Land:	**$835,600**
Total Sq. Ft.	**3,024**	Neighborhood:	**Waimanalo**	Total:	**$1,283,400**
Maint./Assoc.	**$0 / $0**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**One / No**
Parking:	**3 Car+**	Frontage:			
Zoning:	**03 - R10 - Residential District**	View:	**Mountain**		

Public Remarks: Rarely available multi-family compound located in the highly desirable Waimanalo Beach Lots neighborhood. This property features 3 dwellings ideal for investors looking to "live in one and rent the other". The main house consists of 3BR/2BA, full kitchen, large dining area, and expansive living space. The secondary home features 2BR/1BA, a kitchenette, and is fully detached. Enjoy a remodeled 1BR/1BA attached dwelling with an open, functional kitchen and living room. The oversized lot offers an array of opportunities! Entertain family and friends with seamless indoor/outdoor flow to the seating area engulfed with string lights, lush landscaping, and epic views of the Koolau Mountains. Beach Lots provides access to some of Hawaii's finest beaches and embodies a classic Hawai'i charm hard to come by. No box is left unchecked at this very well-priced Beach Lots offering! **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info




Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
41-060 Hihimanu Street	$1,690,000	6 & 4/0	2,256 | $749	11,453 | $148	10

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
41-060 Hihimanu Street	$334 | $0 | $0	$835,600	$447,800	$1,283,400	132%	1948 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
41-060 Hihimanu Street	$1,818,000	05-13-2022	108%	108%	Other

41-060 Hihimanu Street - MLS#: 202205345 - Rarely available multi-family compound located in the highly desirable Waimanalo Beach Lots neighborhood. This property features 3 dwellings ideal for investors looking to "live in one and rent the other". The main house consists of 3BR/2BA, full kitchen, large dining area, and expansive living space. The secondary home features 2BR/1BA, a kitchenette, and is fully detached. Enjoy a remodeled 1BR/1BA attached dwelling with an open, functional kitchen and living room. The oversized lot offers an array of opportunities! Entertain family and friends with seamless indoor/outdoor flow to the seating area engulfed with string lights, lush landscaping, and epic views of the Koolau Mountains. Beach Lots provides access to some of Hawaii's finest beaches and embodies a classic Hawai'i charm hard to come by. No box is left unchecked at this very well-priced Beach Lots offering! **Region:** Kailua **Neighborhood:** Waimanalo **Condition:** Average **Parking:** 3 Car+ **Total Parking:** 4 **View:** Mountain **Frontage: Pool:** None **Zoning:** 03 - R10 - Residential District **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market