

Valley View Ests 47417A Ahuimanu Road Unit A, Kaneohe 96744 * \$534,000 * Originally \$549,000

Sold Price: \$518,000	Sold Date: 02-16-2007	Sold Ratio: 97%
Beds: 3	MLS#: 2619016, FS	Year Built: 1972
Bath: 1/0	Status: Sold	Remodeled: 2006
Living Sq. Ft.: 720	List Date & DOM: 10-16-2006 & 70	Total Parking: 0
Land Sq. Ft.: 6,975	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 0	Frontage:	Building: \$102,200
Sq. Ft. Other: 0	Tax/Year: \$85/2006	Land: \$327,700
Total Sq. Ft. 720	Neighborhood: Valley Estates	Total: \$429,900
Maint./Assoc. \$0 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: One / Yes
Parking: 1 Car, Carport	Frontage:	
Zoning : 05 - R-5 Residential District	View: None	

Public Remarks: A touch of country life w/ this cute 3-bedroom cottage that can be expanded to more than double its size. Lot is mostly level with loads of possibilities (does not agree to TMK). Roads recently paved. EZ2C. Fruit bearing trees and lots of room for kids to play. **Sale Conditions:** **Schools:** [Ahuimanu](#), [King](#), [Castle](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
47417A Ahuimanu Road A	\$534,000	3 & 1/0	720 \$742	6,975 \$77	70

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
47417A Ahuimanu Road A	\$85 \$0 \$0	\$327,700	\$102,200	\$429,900	124%	1972 & 2006

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
47417A Ahuimanu Road A	\$518,000	02-16-2007	97%	94%	Conventional

[47417A Ahuimanu Road A](#) - MLS#: [2619016](#) - Original price was \$549,000 - A touch of country life w/ this cute 3-bedroom cottage that can be expanded to more than double its size. Lot is mostly level with loads of possibilities (does not agree to TMK). Roads recently paved. EZ2C. Fruit bearing trees and lots of room for kids to play. **Region:** Kaneohe **Neighborhood:** Valley Estates **Condition:** Above Average **Parking:** 1 Car, Carport **Total Parking:** 0 **View:** None **Frontage:** **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** **Schools:** [Ahuimanu](#), [King](#), [Castle](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market