

47381A Ahuimanu Road, Kaneohe 96744 * \$624,000 * Originally \$649,000

Sold Price: \$612,000	Sold Date: 06-18-2008	Sold Ratio: 98%
Beds: 3	MLS#: 2804258, FS	Year Built: 1972
Bath: 1/1	Status: Sold	Remodeled: 2001
Living Sq. Ft.: 1,373	List Date & DOM: 03-11-2008 & 74	Total Parking: 0
Land Sq. Ft.: 10,000	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 0	Frontage:	Building: \$204,600
Sq. Ft. Other: 0	Tax/Year: \$157/2007	Land: \$367,700
Total Sq. Ft. 1,373	Neighborhood: Valley Estates	Total: \$572,300
Maint./Assoc. \$0 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: One / No
Parking: 3 Car+, Carport	Frontage:	
Zoning : 03 - R10 - Residential District	View: Mountain, Other, Sunrise, Sunset	

Public Remarks: Price reflects Seller Motivation! Country Style living at it's best! Private and peaceful location! Home is in good condition with great mountain views and more. Single level w/great use of space, large,roomy kitchen,dining area, study/den,carport,additional parking and workshop. **Sale Conditions: Schools:** [Kahaluu](#), [King](#), [Castle](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
47381A Ahuimanu Road	\$624,000	3 & 1/1	1,373 \$454	10,000 \$62	74

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
47381A Ahuimanu Road	\$157 \$0 \$0	\$367,700	\$204,600	\$572,300	109%	1972 & 2001

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
47381A Ahuimanu Road	\$612,000	06-18-2008	98%	94%	Conventional 7500

[47381A Ahuimanu Road](#) - MLS#: [2804258](#) - Original price was \$649,000 - Price reflects Seller Motivation! Country Style living at it's best! Private and peaceful location! Home is in good condition with great mountain views and more. Single level w/great use of space, large,roomy kitchen,dining area, study/den,carport,additional parking and workshop. **Region:** Kaneohe **Neighborhood:** Valley Estates **Condition:** Above Average **Parking:** 3 Car+, Carport **Total Parking:** 0 **View:** Mountain, Other, Sunrise, Sunset **Frontage:** **Pool:** None **Zoning:** 03 - R10 - Residential District **Sale Conditions: Schools:** [Kahaluu](#), [King](#), [Castle](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market