

Valley View Ests 47417A Ahuimanu Road Unit A, Kaneohe 96744 * \$405,000 * Originally \$485,000

Sold Price: \$405,000	Sold Date: 02-25-2010	Sold Ratio: 100%
Beds: 3	MLS#: 2901661, FS	Year Built: 1972
Bath: 1/0	Status: Sold	Remodeled:
Living Sq. Ft.: 720	List Date & DOM: 01-31-2009 & 334	Total Parking: 0
Land Sq. Ft.: 6,975	Condition: Fair	Assessed Value
Lanai Sq. Ft.: 0	Frontage: Other	Building: \$124,500
Sq. Ft. Other: 0	Tax/Year: \$103/2008	Land: \$360,400
Total Sq. Ft. 720	Neighborhood: Valley Estates	Total: \$484,900
Maint./Assoc. \$232 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: One / Yes
Parking: 2 Car	Frontage: Other	
Zoning : 05 - R-5 Residential District	View: Mountain, Other	

Public Remarks: Short Sale. If you like country living, you'll love Ahuimanu. Cute, cottage style home on large, level lot. Opportunity to build and expand. View of mountains, tucked away in small cul-de-sac of 4 homes. Great yard with palm and fruit trees. Well-maintained development called Valley Estates. Lots of potential! **Sale Conditions:** Short Sale **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	\$405,000	3 & 1/0	720 \$563	6,975 \$58	334

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
47417A Ahuimanu Road A	\$103 \$232 \$0	\$360,400	\$124,500	\$484,900	84%	1972 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
47417A Ahuimanu Road A	\$405,000	02-25-2010	100%	84%	VA

[47417A Ahuimanu Road A](#) - MLS#: [2901661](#) - Original price was \$485,000 - Short Sale. If you like country living, you'll love Ahuimanu. Cute, cottage style home on large, level lot. Opportunity to build and expand. View of mountains, tucked away in small cul-de-sac of 4 homes. Great yard with palm and fruit trees. Well-maintained development called Valley Estates. Lots of potential! **Region:** Kaneohe **Neighborhood:** Valley Estates **Condition:** Fair **Parking:** 2 Car **Total Parking:** 0 **View:** Mountain, Other **Frontage:** Other **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** Short Sale **Schools:** [Ahuimanu](#), [King](#), [Castle](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market