

1-4-7-003-007-0002 47-402 Ahuimanu Pl, Kaneohe 96744

MLS#: **202112618** Region: **Kaneohe** Bldg Nm:
 Status: **Sold** Nghbrhd: **AHUIMANU AREA**
 Lnd Tenure: **FS - Fee Simple** Fee Options:
 Listing Service: **Full Service**

LP: **\$1,400,000**
 OLP: **\$1,400,000**
 SP: **\$1,425,000**



General Information

Prop Type: **Single Family**
 Style: **CPR, Detach Single Family**
 Prop Cond: **Above Average, Excellent**

DOM: **5**
 CDOM: **5**
 Furnished:
 Fract Own: **No**

Sqft Information

Grg/Car Sqft: **440**
 Sqft Liv: **4,388**
 Lanai Sqft: **810**
 Sqft Oth:
 Total Sqft: **5,198**
 Land Sqft: **11,544**
 Lot Acres: **.265**

Bldg Information

Beds: **4**
 Baths: **4/0**
 New Dev: **No**
 Ttl Park: **2**
 Stories:
 Yr Rmdled:
 Year Built: **2008**

School Information

Elem: **Ahuimanu**
 Middle: **King**
 High: **Castle**

Additional Information

View: **Mountain**
 Zoning: **03 - R10 - Residential District**
 Flood Zone: **Zone X**
 Location: **Inside**
 Lot Desc: **Clear**
 Set Backs: **C&C**
 Easements: **None, Driveway**
 Land Recorded: **Land Court**

Recent: **07/07/2021 : Sold : EN->S**

Listing/Agent/Office Information

Listing Date: 05/19/21	Cont Acc Date: 05/24/21	Tmp Wth Date:	Exp Date: 11/19/21
Possession: At Closing		Occupant Type: Vacant	Off Mrkt Date: 07/07/21
List Type: Exclusive Rights		Listing Svc: Full Service	Lock Box: OTHER
Agent: Daniel J Pacheco Jr. (R)		Agent Mbr #: 03112	Agent Ph: (808) 226-6510
Ag Email: danny_pacheco@hotmail.com		Corp Office Lic #: RB-17314	Office Ph: (808) 941-7773
License #: RB-12467		Office Mbr #: ISLR	Off Fax Ph: (808) 239-5391
Office: Island Heritage Realty, Inc.		Method:	Comp: 2.5
Comp Sub To:		GE Tax Paid-Seller: Yes	
Dual Var Rate: No		Remarks	

Pub Rmks: **This home has that WOW factor once you step in the front door. This is a huge 4 bed 4 bath custom home only 13 years young. 10-ft ceilings make this home that much more special. Main house is 4 bedrooms and 3 baths. Huge basement can be a two bedroom separate unit or huge game room/man cave, and there is another full bath in basement. Two huge open lanais for outdoor entertaining. Home is in excellent condition - just in need of exterior paint job. Awesome quiet safe neighborhood. Home to be sold in As-Is Where-Is Condition. Lot next door is also for sale for \$495,000 mls #202112617**

Agent Rmks: **Use Showing Time for appointments. Presenting offers 5/26, no escalation clauses please. Must us Jill Kauka, First American Title, Kapiolani Branch. Seller will not negotiate anything after J-1. SRPDS and CPR site plan are in supplement section. Please read SRPDS and receipts from contractors work on slab in basement from water leakage.**

Show Inst: **Call Listor**
 Mgmt Co: **self managed** Mgmt Co #:
 Community Assn: **N/A** Assoc Phone:
 Public Report #:

Features

Story Type: Three+	Road Frontage: County Rd, Paved Rd, Private Rd
Parking: 3 Car+, Driveway, Garage	Flooring: Ceramic Tile, Hardwood
Roofing: Asphalt Shingle	Construction: Double Wall, Slab, Wood Frame
Topography: Down Slope, Level	
Pool Feat: None	
Amenities: Bedroom on 1st Floor, Entry, Full Bath on 1st Floor, Patio/Deck, Storage, Wall/Fence	
Utilities: Cable, Connected, Internet, Overhead Electricity, Public Water, Sewer Fee, Telephone, Water	
Inclusions: AC Split, Auto Garage Door Opener, Blinds, Cable TV, Ceiling Fan, Dishwasher, Disposal, Drapes, Dryer, Microwave Hood, Range/Oven, Refrigerator, Smoke Detector, Washer	
Disclosures: Property Disclosure Stmt	

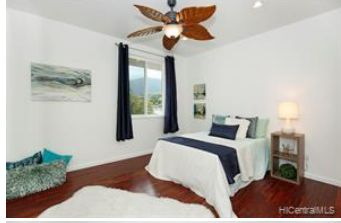
Tax & Financial Information

TMK: 1-4-7-003-007-0002	Terms Acceptable: Cash, Conventional
Taxes/Mnthly: \$330	Tax Assess Imp: \$893,300
Tax Year: 2021	Tax Assess Lnd: \$598,500
Home Exempt: 140000	Tax Assess Tot: \$1,491,800
	Rent Inc Mthy:
	Spcl Sales Cond: None

Sold Information

Sold Date: 07/07/21	Cont Acc Date: 05/24/21	Sold Price: \$1,425,000	DOM: 5
Buy Agent: Bonnie Walker (RA)		Agent Ph: (808) 282-8907	CDOM: 5
Buy Off: eXp Realty			
Co Buy Agent:		Agent Ph:	
Co Buy Off:		Office Ph:	
Concessions:		Buyer Financing: VA	
Sell Ag Remarks:			

Click on the arrow to view Additional Photos



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