

# Residential Full with Photos

**1-4-7-005-098-0000 47-705 Ahuimanu Rd, Kaneohe 96744**

MLS#: <b>202309578</b>	Region: <b>Kaneohe</b>	Bldg Nm:	LP: <b>\$1,999,999</b>
Status: <b>Sold</b>	Nghbrhd: <b>WAIHEE</b>	Fee Options:	OLP: <b>\$1,999,999</b>
Lnd Tenure: <b>FS - Fee Simple</b>			SP: <b>\$1,900,000</b>
Listing Service: <b>Full Service</b>			



<u>General Information</u>		DOM: <b>5</b>
Prop Type: <b>Single Family</b>		CDOM: <b>79</b>
Style: <b>Cluster Development, CPR</b>		Furnished:
Prop Cond: <b>Above Average</b>		Fract Own: <b>No</b>
<u>Sqft Information</u>		<u>School Information</u>
Grg/Car Sqft:	Beds: <b>0</b>	Elem: <b>Kahaluu</b>
Sqft Liv: <b>0</b>	Baths: <b>0/0</b>	Middle: <b>King</b>
Lanai Sqft:	New Dev: <b>No</b>	High: <b>Castle</b>
Covd Lanai Sqft:	Ttl Park: <b>0</b>	
Sqft Oth:	Addl Park:	
Total Sqft: <b>0</b>	Stories:	
Land Sqft: <b>1,443,667</b>	Yr Rmdled:	
Lot Acres: <b>33.142</b>	Year Built: <b>0</b>	
<u>Additional Information</u>		
View: <b>Mountain</b>		
Zoning: <b>05 - R-5 Residential District</b>		
Flood Zone: <b>Zone D</b>		
Location: <b>Inside, Other</b>		
Lot Desc: <b>Irregular, Wooded</b>		
Set Backs: <b>C&amp;C</b>		
Prop Frnt: <b>Stream/Canal</b>		
Easements: <b>None</b>		
Land Recorded: <b>Land Court</b>		

Recent: **06/22/2023 : Sold : P->S**

### Listing/Agent/Office Information

Listing Date: <b>04/24/23</b>	Cont Acc Date: <b>04/29/23</b>	Tmp Wth Date:	Exp Date: <b>10/24/23</b>
Possession: <b>At Closing</b>			Off Mrkt Date: <b>06/22/23</b>
List Type: <b>Exclusive Rights</b>	Occupant Type: <b>Vacant</b>		Lock Box: <b>NONE</b>
Agent: <b>Daniel J Pacheco Jr.(R)</b>	Listing Svc: <b>Full Service</b>		
Ag Email: <b>danny_pacheco@hotmail.com</b>	Agent Mbr #: <b>03112</b>	Agent Ph: <b>(808) 226-6510</b>	
License #: <b>RB-12467</b>	Corp Office Lic #: <b>RB-17314</b>	Office Ph: <b>(808) 941-7773</b>	
Office: <b>Island Heritage Realty, Inc.</b>	Office Mbr #: <b>ISLR</b>		

### Compensation to Cooperating Brokerage

Compensation: <b>2.5</b>	% or \$: <b>%</b>	GE Tax Paid-Seller: <b>Yes</b>	Comp. Cmnts:
Dual/Var Rate: <b>No</b>	Comp. Subj To:	Comp. Method:	

### Remarks

Pub Rmks: **15.404 acres are zoned R-5 and 17,738 acres are Preservation. Sale includes TMK: 1-4-7-5-60. This is one of a kind vacant lot in Ahuimanu. Make this your 33+acre private estate or do a CPR under 8 units looks like its the best option. Developers here is one of the last pieces of land in the area that can be CPR'd into multiple units. Do your own due diligence. Previous frontal survey, topography map and subdivision plans from previous research available on request. Buyer to participate in 1031 exchange at no cost to buyer.**

Agent Rmks: **Please call Danny for additional information and showing instructions at 808-226-6510. Please use Jill Kauka, First American Title, Kapiolani Branch.**

Show Inst: **Call Listor**

Mgmt Co: \_\_\_\_\_ Mgmt Co #: \_\_\_\_\_

Community Assn: \_\_\_\_\_ Assoc Phone: \_\_\_\_\_

Public Report #: \_\_\_\_\_

### Features

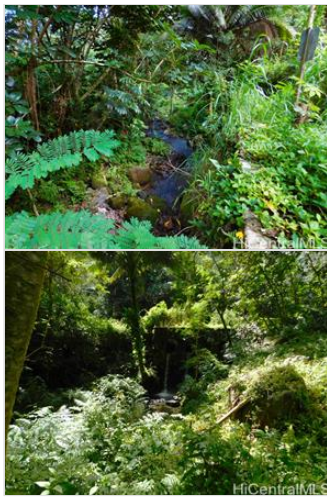
Story Type: <b>One, Two</b>	Road Frontage: <b>County Rd, Paved Rd</b>
Parking: <b>3 Car+</b>	
Roofing: <b>Other</b>	Flooring: <b>Other</b>
Topography: <b>Down Slope, Gentle Slope, Hilly, Level, Otl</b>	Construction: <b>Other</b>
Pool Feat: <b>None</b>	
Utilities: <b>Other</b>	
Inclusions: <b>None</b>	
Disclosures: <b>1031 Exchange</b>	

### Tax & Financial Information

TMK: <b>1-4-7-005-098-0000</b>		Terms Acceptable: <b>Cash, Conventional</b>
Taxes/Mnthly: <b>\$1,160</b>	Tax Assess Imp:	Rent Inc Mthly:
Tax Year: <b>2022</b>	Tax Assess Lnd: <b>\$1,870,600</b>	Spcl Sales Cond: <b>None</b>
Home Exempt: <b>0</b>	Tax Assess Tot: <b>\$1,870,600</b>	

### Sold Information

Sold Date: <b>06/22/23</b>	Cont Acc Date: <b>04/29/23</b>	Sold Price: <b>\$1,900,000</b>	DOM: <b>5</b>
Buy Agent: <b>Daniel J Pacheco Jr.(R)</b>		Agent Ph: <b>(808) 226-6510</b>	CDOM: <b>79</b>
Buy Off: <b>Island Heritage Realty, Inc.</b>			
Co Buy Agent:		Agent Ph:	
Co Buy Off:		Office Ph:	
Concessions:		Buyer Financing: <b>Cash</b>	
Sell Ag Remarks:			



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