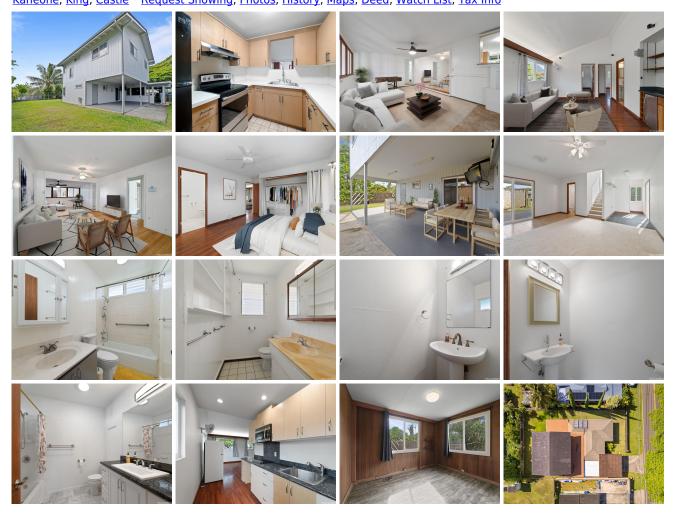
45-421 Aumoku Street, Kaneohe 96744 * \$1,400,000

Beds: 6	MLS#:	<u>202414562</u> , FS	Year Built: 1955		
Bath: 3/2	Status:	Active Under Contract	Remodeled: 1995		
Living Sq. Ft.: 2,744	List Date & DOM:	06-21-2024 & 13	Total Parking: 3		
Land Sq. Ft.: 7,500	Condition:	Above Average, Average	Assessed Value		
Lanai Sq. Ft.: 0	Frontage:	Other	Building: \$424,700		
Sq. Ft. Other: 384	Tax/Year:	\$341/2023	Land: \$885,000		
Total Sq. Ft. 3,128	Neighborhood:	Pikoiloa	Total: \$1,309,700		
Maint./Assoc. \$0 / \$0	Flood Zone:	Zone X - <u>Tool</u>	Stories / CPR: Two / No		
Parking: 3 Car+, Carport, Street		Frontage: O	ther		
Zoning: 04 - R-7.5 Residential District		View: Mountain			

Public Remarks: Discover your slice of the Hawaiian dream with this expansive 2-story home, ideally situated across the street from Windward City Shopping Center. Located on the cooler, quieter windward side of Oahu, this property offers the perfect blend of convenience and tranquility. Walk to 24-Hour Fitness, Foodland, CVS, various restaurants, schools, gas stations, and Starbucks. Just a 5-minute drive to nearby golf courses and a driving range. Enjoy a quick 20-minute commute to downtown Honolulu. Original Home: Single-level living with 4 bedrooms and 2.5 bathrooms. Modern Addition: A permitted 2-story extension at the back, featuring 2 bedrooms and 1.5 bathroom on the second floor. Ideal for multi-generational families, rental opportunities, or use as a care home. Spacious, level lot perfect for pets and outdoor activities. Large covered lanai, perfect for entertaining and enjoying the outdoor Hawaiian lifestyle. Ample parking with 3 covered stalls and additional street parking. This home has been cherished by one family for over 30 years and is now ready for new owners to create their own memories. Sellers are downsizing and moving off-island. Now accepting backup offers. **Sale Conditions:** None **Schools:** Kaneohe, King, Castle * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info





Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
45-421 Aumoku Street	<u>\$1,400,000</u>	6 & 3/2	2,744 \$510	7,500 \$187	13

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
45-421 Aumoku Street	\$341 \$0 \$0	\$885,000	\$424,700	\$1,309,700	107%	1955 & 1995

45-421 Aumoku Street - MLS#: 202414562 - Discover your slice of the Hawaiian dream with this expansive 2-story home, ideally situated across the street from Windward City Shopping Center. Located on the cooler, quieter windward side of Oahu, this property offers the perfect blend of convenience and tranquility. Walk to 24-Hour Fitness, Foodland, CVS, various restaurants, schools, gas stations, and Starbucks. Just a 5-minute drive to nearby golf courses and a driving range. Enjoy a quick 20-minute commute to downtown Honolulu. Original Home: Single-level living with 4 bedrooms and 2.5 bathrooms. Modern Addition: A permitted 2-story extension at the back, featuring 2 bedrooms and 1.5 bathroom on the second floor. Ideal for multi-generational families, rental opportunities, or use as a care home. Spacious, level lot perfect for pets and outdoor activities. Large covered lanai, perfect for entertaining and enjoying the outdoor Hawaiian lifestyle. Ample parking with 3 covered stalls and additional street parking. This home has been cherished by one family for over 30 years and is now ready for new owners to create their own memories. Sellers are downsizing and moving off-island. Now accepting backup offers. **Region:** Kaneohe **Neighborhood:** Pikoiloa **Condition:** Above Average, Average **Parking:** 3 Car+, Carport, Street **Total Parking:** 3 **View:** Mountain **Frontage:** Other **Pool:** None **Zoning:** 04 - R-7.5 Residential District **Sale Conditions:** None **Schools:** Kaneohe, King, Castle * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market