47-427 Ahuimanu Place, Kaneohe 96744 * * $2,900,000

Beds:	**3**	MLS#:	**202403528, FS**	Year Built:	**1952**
Bath:	**2/0**	Status:	**Active**	Remodeled:	
Living Sq. Ft.:	**1,140**	List Date & DOM:	**02-13-2024** & **154**	Total Parking:	**3**
Land Sq. Ft.:	**56,062**	Condition:	**Average**	Assessed Value	
Lanai Sq. Ft.:	**0**	Frontage:		Building:	**$286,400**
Sq. Ft. Other:	**0**	Tax/Year:	**$1,935/2023**	Land:	**$2,741,200**
Total Sq. Ft.	**1,140**	Neighborhood:	**Ahuimanu Area**	Total:	**$3,027,600**
Maint./Assoc.	**$0 / $0**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**Two / No**
Parking:	**3 Car+, Street**	Frontage:			
Zoning:	**05 - R-5 Residential District**	View:	**Mountain**		

Public Remarks: A MUST SEE! A Rare opportunity to buy a large R-5 zoned property in Kahaluu. Look into the potential; additional homes... a care home... on a level to gentle slope lot. This 3 bedroom, 2 bath home is located in the Ahuimanu area and has views of the Koolau Mountains. The property is enveloped with mature plants and fruit trees. Please do not enter property without an appointment. **Sale Conditions:** None **Schools:** Ahuimanu, , Castle * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	Lanai	Occ.	FL	DOM
47-427 Ahuimanu Place	$2,900,000	3 & 2/0	1,140 | $2,544	56,062 | $52	0	0%	0	154

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
47-427 Ahuimanu Place	$1,935 | $0 | $0	$2,741,200	$286,400	$3,027,600	96%	1952 & NA

47-427 Ahuimanu Place - MLS#: 202403528 - A MUST SEE! A Rare opportunity to buy a large R-5 zoned property in Kahaluu. Look into the potential; additional homes... a care home... on a level to gentle slope lot. This 3 bedroom, 2 bath home is located in the Ahuimanu area and has views of the Koolau Mountains. The property is enveloped with mature plants and fruit trees. Please do not enter property without an appointment. **Region:** Kaneohe **Neighborhood:** Ahuimanu Area **Condition:** Average **Parking:** 3 Car+, Street **Total Parking:** 3 **View:** Mountain **Frontage: Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** Ahuimanu, , Castle * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number