45-407 Koa Kahiko Street, Kaneohe 96744 * * \$1,100,000

Beds: 3	MLS#: 202410862, FS	Year Built: 1999
Bath: 2/0	Status: Active Under Contract	Remodeled:
Living Sq. Ft.: 1,141	List Date & DOM: 05-08-2024 & 38	Total Parking: 2
Land Sq. Ft.: 8,496	Condition: Average	Assessed Value
Lanai Sq. Ft.: 0	Frontage:	Building: \$281,700
Sq. Ft. Other: 0	Tax/Year: \$320/2023	Land: \$914,400
Total Sq. Ft. 1,141	Neighborhood: Pikoiloa	Total: \$1,196,100
Maint./Assoc. \$0 / \$0	Flood Zone: Zone X - Tool	Stories / CPR: One / No
Parking: 2 Car	Frontage:	

Zoning: 04 - R-7.5 Residential District

View: Mountain

Public Remarks: Great location, close to Windward City Shopping Center, steps to Castle High School, bus lines, and beautiful Koolau mountain views. Originally built in 1999 this steel frame home, with vinyl siding, and newer roof, and split system AC units is waiting for additional TLC. Mature Pua Keni Keni tree, additional parking pad, and gated front portion for the pets to roam! Home to be sold As-Is, no work to be performed, and no closing credits offered. This is a must-see unit. **Sale Conditions:** None **Schools:** , , * <u>Request Showing</u>, <u>Photos</u>, <u>History</u>, <u>Maps</u>, <u>Deed</u>, <u>Watch List</u>, <u>Tax Info</u>



Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
45-407 Koa Kahiko Street	<u>\$1,100,000</u>	3 & 2/0	1,141 \$964	8,496 \$129	0	0%	0	38

Address	LIAX Maint, Ass.		Assessed Building	Assessed Total	Ratio	Year & Remodeled
45-407 Koa Kahiko Street	\$320 \$0 \$0	\$914,400	\$281,700	\$1,196,100	92%	1999 & NA

<u>45-407 Koa Kahiko Street</u> - MLS#: <u>202410862</u> - Great location, close to Windward City Shopping Center, steps to Castle High School, bus lines, and beautiful Koolau mountain views. Originally built in 1999 this steel frame home, with vinyl siding, and newer roof, and split system AC units is waiting for additional TLC. Mature Pua Keni Keni tree, additional parking pad, and gated front portion for the pets to roam! Home to be sold As-Is, no work to be performed, and no closing credits offered. This is a must-see unit. **Region:** Kaneohe **Neighborhood:** Pikoiloa **Condition:** Average **Parking:** 2 Car **Total Parking:** 2 **View:** Mountain **Frontage: Pool:** None **Zoning:** 04 - R-7.5 Residential District **Sale Conditions:** None **Schools:** , , * <u>Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info</u>

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