

47-487 Alawiki Street, Kaneohe 96744 * * \$975,000

Beds: 3	MLS#: 202415218, FS	Year Built: 1981
Bath: 2/0	Status: Active	Remodeled:
Living Sq. Ft.: 1,352	List Date & DOM: 06-30-2024 & 2	Total Parking: 2
Land Sq. Ft.: 3,491	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 0	Frontage:	Building: \$184,600
Sq. Ft. Other: 0	Tax/Year: \$258/2024	Land: \$699,600
Total Sq. Ft. 1,352	Neighborhood: Woodridge	Total: \$884,200
Maint./Assoc. \$0 / \$25	Flood Zone : Zone D - Tool	Stories / CPR: One / No
Parking: 2 Car	Frontage:	
Zoning : 05 - R-5 Residential District	View: Mountain	

Public Remarks: MOVE IN OR HOLD FOR INVESTMENT! What a lovely 3-bed, 2-bath, one-level attached home! The previous owner renovated the kitchen and living room, opening them up and giving the home a modern feel. Window ACs in the living room and in each bedroom will keep you cool, but you'll love lounging on the backyard terrace with the stunning view of the Ko'olau Mountains. The spacious kitchen (enough to add a dishwasher, if you like) with its huge peninsula and large barn door pantry make cooking and entertaining a pleasure. Having the large storage shed in back makes your life easier. The awesome tenants are month-to-month and are open to staying or vacating. Current rent is \$3500/mo. The lightweight Woodridge HOA has low fees of \$300 per year. Seller is doing a 1031 exchange, so flexibility on closing date is helpful. Come and check out this easy-living home! **Sale Conditions:** Subject To Repl. Property **Schools:** [Ahuimanu](#), [King](#), [Castle](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
47-487 Alawiki Street	\$975,000	3 & 2/0	1,352 \$721	3,491 \$279	0	0%	0	2

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
47-487 Alawiki Street	\$258 \$0 \$25	\$699,600	\$184,600	\$884,200	110%	1981 & NA

[47-487 Alawiki Street](#) - MLS#: [202415218](#) - MOVE IN OR HOLD FOR INVESTMENT! What a lovely 3-bed, 2-bath, one-level attached home! The previous owner renovated the kitchen and living room, opening them up and giving the home a modern feel. Window ACs in the living room and in each bedroom will keep you cool, but you'll love lounging on the backyard terrace with the stunning view of the Ko'olau Mountains. The spacious kitchen (enough to add a dishwasher, if you like) with its huge peninsula and large barn door pantry make cooking and entertaining a pleasure. Having the large storage shed in back makes your life easier. The awesome tenants are month-to-month and are open to staying or vacating. Current rent is \$3500/mo. The lightweight Woodridge HOA has low fees of \$300 per year. Seller is doing a 1031 exchange, so flexibility on closing date is helpful. Come and check out this easy-living home! **Region:** Kaneohe **Neighborhood:** Woodridge **Condition:** Above Average **Parking:** 2 Car **Total Parking:** 2 **View:** Mountain **Frontage:** **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** Subject To Repl. Property **Schools:** [Ahuimanu](#), [King](#), [Castle](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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