

Listings Client Full

1-4-7-013-034-0000
 MLS#: 201624014
 Status: **Sold**
 Lnd Tenure: FS - Fee Simple

47-285 Waihee Rd, Kaneohe 96744
 Region: Kaneohe Bldg Nm:
 Nghbrhd: WAIHEE Fee Options:

Sold Price: **\$1,200,000**
 List Price: \$1,650,000



General Information

Prop Type: Multi-Family
 Prop Frnt:
 Prop Cond: Above Average
 # Stories: One
 Bldg Type: Other
 Easements: Other

DOM: 95
 Furnished: Partial
 Year Built: 1963
 Rmld Year:

Income Information

Monthly Rent:
 Other Inc:
 Ttl Ann Inc:
 Ann Exp:
 Net Oper Inc:

Ttl Park: 2
 Bldg Sqft: 1,331
 Ttl Sqft: 1,331
 Land Sqft: 43,560
 Lot Acres: 1.000

Unit Information

Studio: 0
 # 1 Bd: 0
 # 2 Bd: 0
 # 3+ Bd: 1
 # Comm: 0
 # Ttl Units: 1

Exp Includes: Insurance, Property Tax, Repair Maintenance

Listing/Office Information

Listing Date: 09/27/16
 Possession: At Closing
 Office: Locations LLC
 Co-List Office: Locations LLC

Corp Office Lic #: RB-17095

Additional Listing Information

View: Garden, Mountain
 Zoning: O3 - R10 - Residential District
 Location: Corner
 Lot Desc: Irregular, Other, Rim Lot

Lnd Recorded: Land Court
 Flood Zone: Zone X Sewer: Cesspool
 Topography: Gentle Slope, Level, Steep Slope
 Set Backs: Of Record

Pub Rmks: Rare 1 acre (43,560 sf) corner lot that is zoned R-10 located on lower Waihee Road (near Kahaluu Fire Station). Potential to create 4 CPR units. Condominium Conversion Project letter already obtained from the City's Department of Planning and Permitting. This large parcel of land could also be used as a family estate with multi-family living. There is a greenhouse (2,100+sf) and an additional 6,500+ sf of area that is covered by a shade screen. The remainder of the property is open space. Property being sold "as-is".

Documents: Survey, Title Search
 Disclosures: Property Disclosure Stmt

Features

Elevators: 0
 Roof: Asphalt Shingle
 Laundry Fac:
 Parking: Covered, Open
 Rec Facilities: None
 Amenities: None
 Utilities: Cable, Cesspool, Internet, Overhead Electricity, Public Water, Telephone

Meters: Electric, Water
 Construction: Single Wall, Slab, Wood Frame
 Guest Parking: None

Tax & Financial Information

TMK: 1-4-7-013-034-0000
 Taxes/Mnthly: \$258 Tax Assess Imp: \$167,600 Terms Acceptable: Cash, Conventional
 Tax Year: 2016 Tax Assess Lnd: \$717,200 Spcl Sales Cond: None
 Tax Assess Tot: \$884,800

Sold Information

Sold Date: 01/27/17 CA Date: 12/11/16 Sold Price: **\$1,200,000** DOM: 95
 Buy Off: Island Heritage Realty, Inc.
 Concessions: Buyer Finance: Conventional

Click on the arrow to view Additional Photos



1 acre (43,560 sf) corner lot with single family home + greenhouse



Former orchid farm. Rows of plant benches and screen shade setup.



Lots of open space to build and develop

