

# \$725,000 - 46-291 Ahui Nani Place, Kaneohe

MLS® #202518513

**\$725,000**

3 Bedroom, 2.00 Bathroom, 1,199 sqft

Residential on 0.08 Acres

ALII BLUFFS, Kaneohe, HI

BRING YOUR VISION to this Kaneohe gem! Tucked in a welcoming neighborhood just the other side of Windward Mall, this 3-bedroom, 2-bath townhouse is ready for its next chapter. Lovingly lived in, the home is ADA accessible and thoughtfully modified for wheelchair use. While it could use some freshening up, it offers a solid start and plenty of space to make it your own. Enjoy morning coffee on the deck, shaded by mature avocado and paperbark trees, or stroll a few doors down to the community pool. Inside, the refrigerator, wine fridge, washer and dryer are all in working order. You'll be shopping for a new stove, dishwasher, and maybe AC. The location couldn't be better—close to schools, shopping, restaurants, and entertainment. AND CHECK THAT PRICE! Whether you're dreaming of a place to settle into or a project with fix-and-flip potential, this home is full of promise. The last sale in the community was in 2023. Don't miss your chance to join this great Windward community! (Bonus: the seller is also looking for a new home for the Permobil M3—the "Rolls Royce" of motorized wheelchairs.)

Built in 1972

## Essential Information

MLS® # 202518513

Price \$725,000



|                |                         |
|----------------|-------------------------|
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,199                   |
| Acres          | 0.08                    |
| Year Built     | 1972                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Cluster Home            |
| Status         | Active Under Contract   |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 46-291 Ahui Nani Place |
| Area        | Kaneohe                |
| Subdivision | ALII BLUFFS            |
| City        | Kaneohe                |
| County      | Oahu                   |
| State       | HI                     |
| Zip Code    | 96744                  |

### Amenities

|                |  |
|----------------|--|
| Utilities      | Cable Available, Electricity Available, High Speed Internet Available, Sewer Available, Underground Utilities, Water Available |
| Parking Spaces | 2  |
| Parking        | Garage, On Street, Driveway, Two Car Garage, Two Spaces  |
| View           | Mountain(s)  |
| Pool           | Community, None  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | BedroomOnMainLevel,FullBathOnMainLevel |
| Stories           | Two                                    |

### Exterior

|          |                         |
|----------|-------------------------|
| Exterior | Double Wall, Wood Frame |
|----------|-------------------------|

### Additional Information

|                         |       |
|-------------------------|-------|
| Days on Market          | 10    |
| Lease Fee               | \$0   |
| Monthly Maintenance Fee | \$812 |

# Listing Details

Listing Office Judy Barrett Realty

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