# \$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

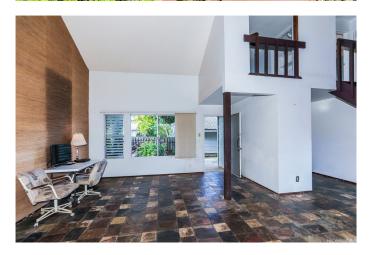
BRING YOUR VISION to this Kaneohe gem! Tucked in a welcoming neighborhood just the other side of Windward Mall, this 3-bedroom, 2-bath townhouse is ready for its next chapter. Lovingly lived in, the home is ADA accessible and thoughtfully modified for wheelchair use. While it could use some freshening 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 betterâ€"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 M3â€"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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