



Condo/Townhouse

ML#: 1001727 **Active** **List:** \$475,000 FS - Fee Simple
TMK: 1-4-4-012-004-0060 **Sub-Type:** Townhouse **PR#:** 473
Bldg: Yacht Club Knolls **Mstr:** 500433
Addr: [44-361 Niilu St 9/9](#)
City: Kaneohe HI **Zip:** 96744
Regn: Kaneohe **Neighborhood:** COUNTRY CLUB

Inter Liv Ar: 1489 **New Dev/Const:** No **Bedrms:** 3
Open Lanai: **Yr Built:** 1973 **Baths:** 2 / 0
Land SqFt: 699,718 **Conversn Yr:** **Land Acres:** 15.211
Total Area: 1489 **Remod Yr:** **Furnished:** Partial

#Pk: 2 **Fractional:** No **Developer:** **Mon Maint:** \$623
Stall#s: 2 **Flood Zone:** D **Model Open Days:**
Floor: 1 **Mon Rental Inc:** \$ **Model Site Contact:** **Mon Assn:** \$
Elevators: 0 **Site Contact Ph#:** **Other Mon Fees:** \$
Total Mon Fees: \$623

Assd Val Land: \$62,200 **Tax Year:** 2009 **Elem School:** Aikahi
Assd Val Imprv: \$518,500 **Mon Taxes:** \$166 **Middle School:** Kailua
Assd Val Total: \$580,700 **Home Exemp:** 0 **High School:** Kalaheo
Community Assn: **Ph#:**
Management Co: Hawaiiana **Ph#:** (808) 593-9100

LO: Sell-EZ-1 LLC **LD:** 2/5/2010 **DOM:** 4

Large Cutter model. Private end unit in excellent condition with lots of upgrades. Spacious upper level lanai off living room and master bedroom. Two downstairs bedrooms open up to the large fenced courtyard.

View Garden	Construction/Exterior Finish DoubleWall Slab	Den/Study Inclusions Cable TV Dishwasher Disposal Dryer Range Hood Range/Oven Refrigerator Washer	At Closing Occupancy Tenant Terms Acceptable Cash Conventional
Building Style Low-Rise - 6 or Less Stories Townhouse	Property Frontage Other	Disclosures Lender Approval Required Property Disclosure Stmt	Sale Conditions Short Sale
Unit Features Bedroom on 1st Level Corner/End Ground Floor Unit Multi Level Storage Yard	Amenities BBQ Club House Patio/Deck Pool Private Yard Recreation Area Resident Manager Walking/Jogging Path	Other Fee Includes Maintenance	Land Recorded Dual Systems
Property Condition Above Avg	Maintenance Fee Includes Sewer Water	Floor Covering Ceramic Tile	Showing Call Listor
Parking Assigned Guest Open2	Additional Rooms	Possession	

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