

Yacht Club Terrace 44-150 Kou Place Unit 4, Kaneohe 96744 Yacht Club Terrace

Status: Sold	MLS#: 201611516	Parcel#: 1-4-4-012-064-0013
List Price: \$658,000	Original Price: \$670,000	Price Change: \$-12,000
Beds: 3 Baths: 2/0	Year Built: 1973	Remodeled:
Region: Kaneohe	Neighborhood: Country Club	Building: Yacht Club Terrace
Living Sq Ft: 1,489	Other Sq Ft: 0	Total Sq Ft: 2,139
Land Sq Ft: 1,427,635	Land Tenure: FS - Fee Simple	Lanai Sq Ft: 650
Total Parking: 2	Date Listed: 05-10-2016	Days on Market: 56
View: Ocean	Frontage:	Type: Condo/Townhouse
Assessed Building: \$473,600	Assessed Land: \$169,700	Assessed Value: \$643,300
Taxes: \$164 Year: 2016	Maintenance Fee: \$708	Association Fee: \$0
Flood Zone: Zone D	Stories: Two	CPR: No
Condition: Above Average	Parking: Assigned, Guest, Open - 2	Zoning : 03 - R10 - Residential District
Close Price: \$658,000	Close Date: 07-05-2016	Financing: VA Concessions:
Elementary: Aikahi	Middle School: Kailua	High School: Kalaheo

Public Remarks: EXCELLENT VALUE! This breezy upper Yacht Club Terrace 3 bed, 2 bath unit is well maintained, clean, and move-in ready. The partial ocean and impressive garden views make this one of the more attractive units in the complex. You or your tenant will enjoy the opened up kitchen and the 650sf enclosed lanai bonus room. It features solid bamboo, hevea hardwood, and slate tile floors. Recently pulling \$4200 per month in rent, investors will find a clear value. Add in the close proximity to Marine Corps Base Hawaii, H3, and Kailua, and you've got a must-see home! **Sale Conditions:** None * [Photos](#), [History](#)

Inclusions: Ceiling Fan, Dishwasher, Disposal, Dryer, Range Hood, Range/Oven, Refrigerator, Washer
Amenities: Club House, Heated Pool, Pool on Property, Resident Manager, Walking/Jogging Path
Utilities: **Construction:** Double Wall, Slab, Wood Frame **Lot Features:** **Floor:** Ceramic Tile, Hardwood, Vinyl **Disclosures:** None **Land Recorded:** Regular System **Furnished:** **Architectural Style:** Townhouse **Construction Materials:** Double Wall, Slab, Wood Frame **Roof:** **Flooring:** Ceramic Tile, Hardwood, Vinyl **Security Features:** **Easements:** **Set Backs:** **Special Listing Conditions:** None
Management Company: Hawaiiina Management Company Phone: 593-9100





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