

**Yacht Club Knolls 44-302 Olina Street Unit 3, Kaneohe 96744 \* Yacht Club Knolls \***

**\$939,000**

|                                                                 |                                                                   |                                |
|-----------------------------------------------------------------|-------------------------------------------------------------------|--------------------------------|
| Beds: <b>4</b>                                                  | MLS#: <b><a href="#">202408978</a>, FS</b>                        | Year Built: <b>1973</b>        |
| Bath: <b>2/0</b>                                                | Status: <b>Active</b>                                             | Remodeled:                     |
| Living Sq. Ft.: <b>1,555</b>                                    | List Date & DOM: <b>04-30-2024 &amp; 34</b>                       | Total Parking: <b>2</b>        |
| Land Sq. Ft.: <b>699,704</b>                                    | Condition: <b>Excellent</b>                                       | <a href="#">Assessed Value</a> |
| Lanai Sq. Ft.: <b>250</b>                                       | Frontage:                                                         | Building: <b>\$615,800</b>     |
| Sq. Ft. Other: <b>0</b>                                         | Tax/Year: <b>\$200/2023</b>                                       | Land: <b>\$295,600</b>         |
| Total Sq. Ft. <b>1,805</b>                                      | Neighborhood: <b>Country Club</b>                                 | Total: <b>\$911,400</b>        |
| Maint./Assoc. <b>\$1,192 / \$0</b>                              | <a href="#">Flood Zone</a> : <b>Zone D - <a href="#">Tool</a></b> | Stories / CPR: / <b>No</b>     |
| Parking: <b>Assigned, Guest, Open - 2, Street</b>               | Frontage:                                                         |                                |
| <a href="#">Zoning</a> : <b>03 - R10 - Residential District</b> | View: <b>Garden, Mountain, Ocean</b>                              |                                |

**Public Remarks:** GREAT NEWS - SELLERS OFFERING \$12000 CREDIT AT CLOSING! Come see this Beautiful, Bright, Relaxing and Immaculate 4 bedroom unit - Feels like home! Side by Side parking right at your door step with no stairs. Main bedroom En Suite and patio on the main level, and 3 nice size bedroom upstairs with 2 lanais. This unit location sits at the top of Yacht Club Knolls, great location offers some views of Kane'ohe Bay, Ko'olau and fronts a greenway area that feels like a mini park right in front of your living room. This is a pet friendly building, VA approved, convenient access to H-3, close to grocery shopping/dine-in restaurants or go explore the soft white sandy Kailua Beach. OPEN HOUSE 26 MAY 1 TO 5pm. **Sale**

**Conditions:** None **Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)





| Address                               | Price                     | Bd & Bth | Living / Avg. | Land   Avg.   | Lanai | Occ. | FL | DOM |
|---------------------------------------|---------------------------|----------|---------------|---------------|-------|------|----|-----|
| <a href="#">44-302 Olina Street 3</a> | <a href="#">\$939,000</a> | 4 & 2/0  | 1,555   \$604 | 699,704   \$1 | 250   | 65%  | 2  | 34  |

| Address                               | Tax   Maint.   Ass.   | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|---------------------------------------|-----------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">44-302 Olina Street 3</a> | \$200   \$1,192   \$0 | \$295,600     | \$615,800         | \$911,400      | 103%  | 1973 & NA        |

[44-302 Olina Street 3](#) - MLS#: [202408978](#) - GREAT NEWS - SELLERS OFFERING \$12000 CREDIT AT CLOSING! Come see this Beautiful, Bright, Relaxing and Immaculate 4 bedroom unit - Feels like home! Side by Side parking right at your door step with no stairs. Main bedroom En Suite and patio on the main level, and 3 nice size bedroom upstairs with 2 lanais. This unit location sits at the top of Yacht Club Knolls, great location offers some views of Kane'ohe Bay, Ko'olau and fronts a greenway area that feels like a mini park right in front of your living room. This is a pet friendly building, VA approved, convenient access to H-3, close to grocery shopping/dine-in restaurants or go explore the soft white sandy Kailua Beach. OPEN HOUSE 26 MAY 1 TO 5pm. **Region:** Kaneohe **Neighborhood:** Country Club **Condition:** Excellent **Parking:** Assigned, Guest, Open - 2, Street **Total Parking:** 2 **View:** Garden, Mountain, Ocean **Frontage:** **Pool:** **Zoning:** 03 - R10 - Residential District **Sale Conditions:** None **Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number