

45-255 Ka Hanahou Circle, Kaneohe 96744 * \$1,350,000

Beds: **3**

MLS#: **202410536, FS**

Year Built: **1977**

Bath: **2/1**

Status: **Active Under Contract**

Remodeled:

Living Sq. Ft.: **1,372**

List Date & DOM: **05-06-2024 & 8**

Total Parking: **4**

Land Sq. Ft.: **5,019**

Condition: **Excellent**

[Assessed Value](#)

Lanai Sq. Ft.: **288**

Frontage: **Other**

Building: **\$167,400**

Sq. Ft. Other: **0**

Tax/Year: **\$231/2023**

Land: **\$823,000**

Total Sq. Ft. **1,660**

Neighborhood: **Kahanahou**

Total: **\$990,400**

Maint./Assoc. **\$0 / \$0**

[Flood Zone](#): **Zone X - Tool**

Stories / CPR: **Two / No**

Parking: **3 Car+, Driveway, Garage, Street**

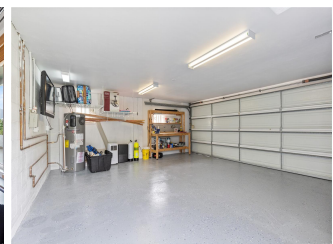
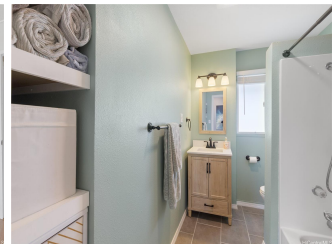
Frontage: **Other**

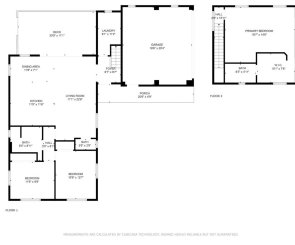
[Zoning](#): **03 - R10 - Residential District**

View: **Mountain, Ocean**

Public Remarks: Experience the ultimate Hawaiian lifestyle in this stunning 3-bedroom, 2.5-bathroom single-family home boasting deeded water access to Kaneohe Bay. Situated just steps away from the bay and a short drive to Windward Mall, this desirable home in a quiet community offers the perfect blend of convenience and seclusion, coupled with breathtaking views of the ocean and mountains. Recently renovated throughout, the home features new flooring, fresh interior and exterior paint, a brand new laundry room, and upgraded bathrooms. The main level comprises two bedrooms, while the expansive primary bedroom on the upper level includes a wet bar, walk-through closet, and en-suite bathroom. The expansive open-plan kitchen and dining area flows seamlessly onto a large lanai and fenced-in yard, perfect for entertaining or dining al fresco with privacy. Plus, 29 leased solar panels keep energy costs at a minimum. Grab your Kayaks and SUPs and be prepared to fall in love with this home, the location and the opportunities that come with living here. This one will not last long. **Sale**

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





Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
45-255 Ka Hanahou Circle	\$1,350,000	3 & 2/1	1,372 \$984	5,019 \$269	8

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
45-255 Ka Hanahou Circle	\$231 \$0 \$0	\$823,000	\$167,400	\$990,400	136%	1977 & NA

<p>45-255 Ka Hanahou Circle - MLS#: 202410536 - Experience the ultimate Hawaiian lifestyle in this stunning 3-bedroom, 2.5-bathroom single-family home boasting deeded water access to Kaneohe Bay. Situated just steps away from the bay and a short drive to Windward Mall, this desirable home in a quiet community offers the perfect blend of convenience and seclusion, coupled with breathtaking views of the ocean and mountains. ?Recently renovated throughout, the home features new flooring, fresh interior and exterior paint, a brand new laundry room, and upgraded bathrooms. The main level comprises two bedrooms, while the expansive primary bedroom on the upper level includes a wet bar, walk-through closet, and en-suite bathroom. The expansive open-plan kitchen and dining area flows seamlessly onto a large lanai and fenced-in yard, perfect for entertaining or dining al fresco with privacy. Plus, 29 leased solar panels keep energy costs at a minimum. ?Grab your Kayaks and SUPs and be prepared to fall in love with this home, the location and the opportunities that come with living here. This one will not last long. Region: Kaneohe Neighborhood: Kahanahou Condition: Excellent Parking: 3 Car+, Driveway, Garage, Street Total Parking: 4 View: Mountain, Ocean Frontage: Other Pool: None Zoning: 03 - R10 - Residential District Sale Conditions: None Schools: Parker, King, Castle * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info</p>						
--	--	--	--	--	--	--

DOM = Days on Market