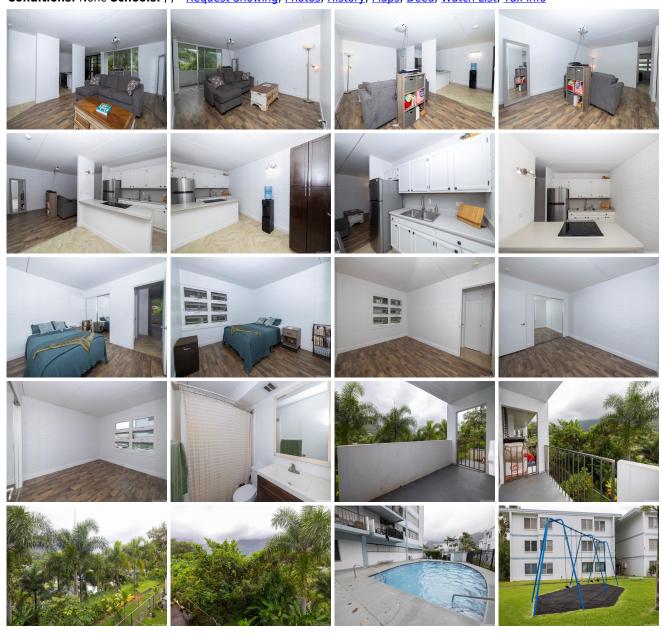
Na Pali Gardens 45-535 Luluku Road Unit 13, Kaneohe 96744 * Na Pali Gardens * \$449,000

MLS#: 202410747, FS Beds: 2 Year Built: 1967 Bath: 1/0 Status: Active Remodeled: Living Sq. Ft.: 722 List Date & DOM: 05-07-2024 & 25 Total Parking: 1 Land Sq. Ft.: 125,453 Condition: Above Average **Assessed Value** Lanai Sq. Ft.: 105 Frontage: Other Building: \$415,000 Sq. Ft. Other: 0 Tax/Year: \$93/2024 Land: \$44,900 Total Sq. Ft. 827 Neighborhood: Hale Kou Total: \$459,900 Maint./Assoc. \$714 / \$0 Flood Zone: Zone X - Tool Stories / CPR: Three / No

Parking: Assigned Frontage: Other
Zoning: 42 - I-2 General Industrial Dis View: Mountain

Public Remarks: Welcome to your slice of paradise nestled near the Koolau mountains in Kaneohe. This 2-bedroom, 1-bath condominium offers the perfect blend of comfort, style, and convenience. As you step inside, you'll be greeted by an inviting living space bathed in natural light, thanks to the large windows that frame breathtaking views of the lush surroundings. The open floor plan seamlessly connects the living, dining, and kitchen areas, creating an ideal space for both relaxing and entertaining. The kitchen is a nicely appointed with modern appliances, ample storage space, and a convenient breakfast bar for casual dining. Imagine preparing delicious meals while enjoying the gentle island breeze drifting through the windows. Step out onto your lanai and soak in the breathtaking views of the surrounding mountains and tropical foliage. This outdoor space is sure to become your favorite spot to unwind and soak in the island ambiance. Amenities included are a pool, barbecue area, basketball court and lush landscaped grounds. Conveniently located near the H3 with easy access to Honolulu and local shopping, world class beaches and hikes. VA assumable Loan available at 3.125% with a balance of \$794K. **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
45-535 Luluku Road I3	\$449,000	2 & 1/0	722 \$622	125,453 \$4	105	60%	2	25

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled	
45-535 Luluku Road I3	\$93 \$714 \$0	\$44,900	\$415,000	\$459,900	98%	1967 & NA	

45-535 Luluku Road I3 - MLS#: 202410747 - Welcome to your slice of paradise nestled near the Koolau mountains in Kaneohe. This 2-bedroom, 1-bath condominium offers the perfect blend of comfort, style, and convenience. As you step inside, you'll be greeted by an inviting living space bathed in natural light, thanks to the large windows that frame breathtaking views of the lush surroundings. The open floor plan seamlessly connects the living, dining, and kitchen areas, creating an ideal space for both relaxing and entertaining. The kitchen is a nicely appointed with modern appliances, ample storage space, and a convenient breakfast bar for casual dining. Imagine preparing delicious meals while enjoying the gentle island breeze drifting through the windows. Step out onto your lanai and soak in the breathtaking views of the surrounding mountains and tropical foliage. This outdoor space is sure to become your favorite spot to unwind and soak in the island ambiance. Amenities included are a pool, barbecue area, basketball court and lush landscaped grounds. Conveniently located near the H3 with easy access to Honolulu and local shopping, world class beaches and hikes. VA assumable Loan available at 3.125% with a balance of \$794K. Region: Kaneohe Neighborhood: Hale Kou Condition: Above Average Parking: Assigned Total Parking: 1 View: Mountain Frontage: Other Pool: Zoning: 42 - I-2 General Industrial Dis Sale Conditions: None Schools: , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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