

**Yacht Club Terrace 44-150-4 Kou Place Unit 2204, Kaneohe 96744 Yacht Club Terrace**

Status: Cancelled	MLS#: <a href="#">202503077</a>	Parcel#: <a href="#">1-4-4-012-064-0013</a>
List Price: \$749,000	Original Price: \$775,000	Price Change: \$-26,000
Beds: 3   Baths: 2/0	Year Built: 1973	Remodeled:
Region: Kaneohe	Neighborhood: Country Club	Building: Yacht Club Terrace
Living Sq Ft: 1,485	Other Sq Ft: <b>Deprecated:</b> number_format(): Passing null to parameter #1 (\$num) of type float is deprecated in <a href="/home/oahure/public_html/PDF_Summary.php">/home/oahure/public_html/PDF_Summary.php</a> on line <b>126</b> 0	Total Sq Ft: 2,135
Land Sq Ft: <b>Deprecated:</b> number_format(): Passing null to parameter #1 (\$num) of type float is deprecated in <a href="/home/oahure/public_html/PDF_Summary.php">/home/oahure/public_html/PDF_Summary.php</a> on line <b>130</b> 0	Land Tenure: FS - Fee Simple	Lanai Sq Ft: 650
Total Parking: 2	Date Listed: 01-31-2025	Days on Market: 235
View: Garden	Frontage: <b>Deprecated:</b> str_replace(): Passing null to parameter #3 (\$subject) of type array string is deprecated in <a href="/home/oahure/public_html/PDF_Summary.php">/home/oahure/public_html/PDF_Summary.php</a> on line <b>141</b>	Type: Condo/Townhouse
Assessed Building: \$671,600	Assessed Land: \$309,500	Assessed Value: \$981,100
Taxes: \$231   Year: 2025	Maintenance Fee: \$1,113	Association Fee: \$0
Flood Zone: Zone D	Stories: Two	CPR: No
Condition: Average	Parking: Assigned, Guest, Open - 2	<a href="#">Zoning:</a> 03 - R10 - Residential District
Elementary:	Middle School:	High School:

**Public Remarks:** SHORT SALE APPROVED! PRICE REDUCTION! Welcome to Yacht Club Terrace in Kaneohe, Oahu! This beautifully updated 3-bedroom, 2-bathroom split-level unit offers island living at its best. Conveniently located near the H-3 and LikeLike Highway this unit is in the perfect location, nestled between Kailua and Kaneohe . The upstairs features a full kitchen with ample storage, a bright living area with natural light, a cozy bedroom, and a full bathroom. Downstairs, you'll find two bedrooms with large closets and access to a private yard, a wet bar perfect for entertaining, and a spacious lanai with garden views. The community amenities include a clubhouse for gatherings, a heated swimming pool, and close proximity to hiking trails, beaches, and the Kaneohe Yacht Club. This unit offers a flexible living space with all the perks of a well-maintained community. **Sale Conditions:** Short Sale \* [Photos](#), [History](#)

**Inclusions:** Ceiling Fan, Dishwasher, Disposal, Range Hood, Range/Oven, Refrigerator **Amenities:** Club House, Community Association Pool, Patio/Deck, Private Yard, Recreation Room, Resident Manager  
**Utilities:**  
**Deprecated:** str\_replace(): Passing null to parameter #3 (\$subject) of type array|string is deprecated in /home/oahure/public\_html/PDF\_Summary.php on line 206  
**Construction:** Above Ground, Double Wall, Wood Frame **Lot Features:**  
**Deprecated:** str\_replace(): Passing null to parameter #3 (\$subject) of type array|string is deprecated in /home/oahure/public\_html/PDF\_Summary.php on line 216  
**Floor:** Hardwood, W/W Carpet **Disclosures:** Pets Allowed (Verify), Property Disclosure Stmt **Land Recorded:** Regular System **Furnished:** Unknown **Architectural Style:** Townhouse, Walk-Up  
**Construction Materials:** Above Ground, Double Wall, Wood Frame **Roof:** **Flooring:** Hardwood, W/W Carpet **Security Features:** **Easements:** **Set Backs:** **Special Listing Conditions:** Short Sale  
**Management Company:** Hawaiiana Management Company **Phone:** 808-593-9100



