

45-904 Anoi Road, Kaneohe 96744 * * \$1,199,000

Beds: 3	MLS#: 202324611, FS	Year Built: 1951
Bath: 2/0	Status: Pending	Remodeled:
Living Sq. Ft.: 1,452	List Date & DOM: 10-27-2023 & 192	Total Parking: 0
Land Sq. Ft.: 10,470	Condition: Tear Down	Assessed Value
Lanai Sq. Ft.: 0	Frontage:	Building: \$112,200
Sq. Ft. Other: 0	Tax/Year: \$267/2023	Land: \$804,300
Total Sq. Ft. 1,452	Neighborhood: Halekauwila	Total: \$916,500
Maint./Assoc. \$0 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: Two / No
Parking: 2 Car, Garage	Frontage:	
Zoning : 05 - R-5 Residential District	View: Mountain	

Public Remarks: Ready to build! Permits are almost approved. An extraordinary opportunity awaits in the picturesque neighborhood of Kaneohe. This hidden gem offers the perfect canvas for your vision, whether you're seeking an investment, a dream home, or an enticing fixer-upper opportunity. Fixer-Upper Potential: Embrace the chance to create your dream home or investment property. With permits and CPR (Condominium Property Regime) in process, this property comes primed for your renovations and expansion plans. Live-In & Rental Potential: Unlock the potential of dual dwelling opportunities! Craft your dream residence while simultaneously having the option to generate income by renting out the second property or sell it! Building Plans for Two 3,000 Sq. Ft. Homes: Dive into the possibilities with pre-approved building plans for two spacious homes, offering a total of 6,000 square feet of living space. **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
45-904 Anoi Road	\$1,199,000	3 & 2/0	1,452 \$826	10,470 \$115	0	0%	0	192

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
45-904 Anoi Road	\$267 \$0 \$0	\$804,300	\$112,200	\$916,500	131%	1951 & NA

45-904 Anoi Road - MLS#: **202324611** - Ready to build! Permits are almost approved. An extraordinary opportunity awaits in the picturesque neighborhood of Kaneohe. This hidden gem offers the perfect canvas for your vision, whether you're seeking an investment, a dream home, or an enticing fixer-upper opportunity. Fixer-Upper Potential: Embrace the chance to create your dream home or investment property. With permits and CPR (Condominium Property Regime) in process, this property comes primed for your renovations and expansion plans. Live-In & Rental Potential: Unlock the potential of dual dwelling opportunities! Craft your dream residence while simultaneously having the option to generate income by renting out the second property or sell it! Building Plans for Two 3,000 Sq. Ft. Homes: Dive into the possibilities with pre-approved building plans for two spacious homes, offering a total of 6,000 square feet of living space. **Region:** Kaneohe **Neighborhood:** Halekauwila **Condition:** Tear Down **Parking:** 2 Car, Garage **Total Parking:** 0 **View:** Mountain **Frontage:** Pool: None **Zoning:** O5 - R-5 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