45-453 Nukoki Place, Kaneohe 96744 * * \$1,425,000 * Originally \$1,449,888

Beds: 4 MLS#: 202402858, FS Year Built: 1980 Bath: 3/0 Status: Active Remodeled: Living Sq. Ft.: 2,674 List Date & DOM: 02-01-2024 & 107 Total Parking: 2 Land Sq. Ft.: 8,736 Condition: Above Average **Assessed Value** Lanai Sq. Ft.: 0 Frontage: Other Building: \$372,800 Sq. Ft. Other: 0 Tax/Year: \$364/2024 Land: \$876,700 Total Sq. Ft. 2,674 Neighborhood: Hale Kou Total: \$1,249,500 Maint./Assoc. \$0 / \$0 Flood Zone: Zone X - Tool Stories / CPR: Two / No

Parking: 3 Car+, Driveway Frontage: Other

Zoning: 05 - R-5 Residential District View: Mountain

Public Remarks: NEW PRICE!!! PRIDE OF OWNERSHIP best describes this spacious 4 bedroom, 3 bath, 2 story home on a quiet cul-de-sac. We hope buyers appreciate the special care and custom finishes the seller put into this unique home. This house offers bonus rooms great for entertaining, extended living areas, breathtaking views of the Koolau mountain range and ample parking. Low maintenance yard with tropical plants, including two mature varieties of dragon fruit plants, calamansi and lime. Close to Kaneohe Town with its many shops and restaurants, Windward Shopping Center, Windward Mall, bus line and access to the Pali Hwy, Likelike Hwy and H-3 freeway **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
45-453 Nukoki Place	\$1,425,000	4 & 3/0	2,674 \$533	8,736 \$163	0	0%	0	107

Address	I I ax I Maint. I Ass.	Assessed Land		Assessed Total	Ratio	Year & Remodeled
45-453 Nukoki Place	\$364 \$0 \$0	\$876,700	\$372,800	\$1,249,500	114%	1980 & NA

45-453 Nukoki Place - MLS#: 202402858 - Original price was \$1,449,888 - NEW PRICE!!! PRIDE OF OWNERSHIP best describes this spacious 4 bedroom, 3 bath, 2 story home on a quiet cul-de-sac. We hope buyers appreciate the special care and custom finishes the seller put into this unique home. This house offers bonus rooms great for entertaining, extended living areas, breathtaking views of the Koolau mountain range and ample parking. Low maintenance yard with tropical plants, including two mature varieties of dragon fruit plants, calamansi and lime. Close to Kaneohe Town with its many shops and restaurants, Windward Shopping Center, Windward Mall, bus line and access to the Pali Hwy, Likelike Hwy and H-3 freeway Region: Kaneohe Neighborhood: Hale Kou Condition: Above Average Parking: 3 Car+, Driveway Total Parking: 2 View: Mountain Frontage: Other Pool: None Zoning: 05 - 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