45-042 Kaneohe Bay Drive, Kaneohe 96744 * * \$1,495,000

MLS#: 202406666, FS Beds: 5 Year Built: 1970

Status: Active Under Contract Bath: 3/0 Remodeled: 2021

Living Sq. Ft.: 2,046 List Date & DOM: 04-02-2024 & 9 Total Parking: 8

Land Sq. Ft.: 7,959 Condition: Excellent **Assessed Value** Lanai Sq. Ft.: 450 Frontage: Building: \$335,400 Sq. Ft. Other: 100 Tax/Year: \$284/2023 Land: \$837,600 Total Sq. Ft. 2,596 Neighborhood: Bay View Estates Total: **\$1,173,000**

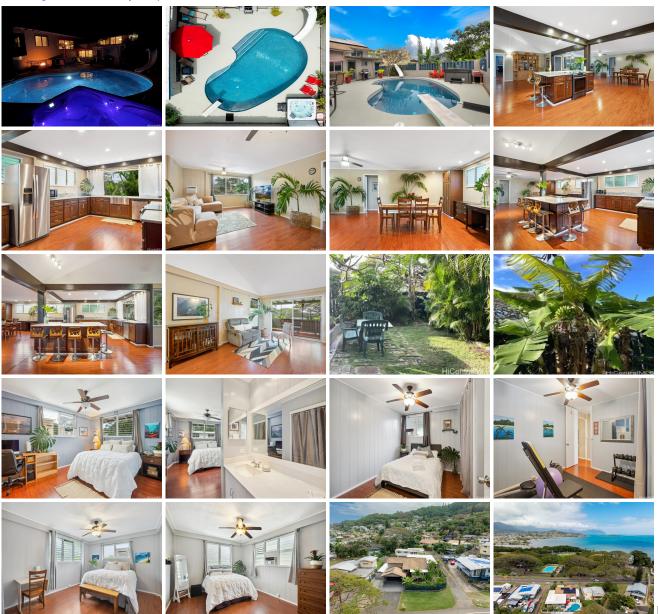
Stories / CPR: Two, Split Level / Maint./Assoc. **\$0 / \$0** Flood Zone: Zone X - Tool

Parking: 2 Car, 3 Car+, Boat, Carport, Driveway, Street

Frontage:

Zoning: 04 - R-7.5 Residential District View: Garden, Ocean

Public Remarks: Welcome to this beautiful Kaneohe Bay Drive home. Spend your days lounging by the sparkling salt water pool and warming up in the spa with the family. This 5 bedroom 3 bath home has been lovingly updated with a photo voltaic system and back up Tesla battery pack to keep the bills down. There is an extra parking spot for a car or boat and work shop for the creative person needing extra space. The front yard has a beautiful garden area with tropical landscaping. The 7,959 sf lot opportunity is in a great location directly across the street from the YWCA Kokokahi and easy traveling distance between Kaneohe and Kailua. The survey is attached. Sale Conditions: None Schools: Puohala, King, Castle * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info



Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
45-042 Kaneohe Bay Drive	\$1,495,000	5 & 3/0	2,046 \$731	7,959 \$188	450	0%	0	9

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
45-042 Kaneohe Bay Drive	\$284 \$0 \$0	\$837,600	\$335,400	\$1,173,000	127%	1970 & 2021

45-042 Kaneohe Bay Drive - MLS#: 202406666 - Welcome to this beautiful Kaneohe Bay Drive home. Spend your days lounging by the sparkling salt water pool and warming up in the spa with the family. This 5 bedroom 3 bath home has been lovingly updated with a photo voltaic system and back up Tesla battery pack to keep the bills down. There is an extra parking spot for a car or boat and work shop for the creative person needing extra space. The front yard has a beautiful garden area with tropical landscaping. The 7,959 sf lot opportunity is in a great location directly across the street from the YWCA Kokokahi and easy traveling distance between Kaneohe and Kailua. The survey is attached. **Region:** Kaneohe **Neighborhood:** Bay View Estates **Condition:** Excellent **Parking:** 2 Car, 3 Car+, Boat, Carport, Driveway, Street **Total Parking:** 8 **View:** Garden, Ocean **Frontage: Pool:** In Ground, Spa/HotTub, Tile **Zoning:** 04 - R-7.5 Residential District **Sale Conditions:** None **Schools:** Puohala, King, Castle * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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