

Yacht Club Knolls 44-361 Nilu Street Unit 3, Kaneohe 96744 * Yacht Club Knolls * \$890,000

Beds: 3	MLS#: 202407961, FS	Year Built: 1973
Bath: 2/0	Status: Active Under Contract	Remodeled:
Living Sq. Ft.: 1,200	List Date & DOM: 04-10-2024 & 8	Total Parking: 2
Land Sq. Ft.: 699,704	Condition: Excellent	Assessed Value
Lanai Sq. Ft.: 612	Frontage:	Building: \$551,800
Sq. Ft. Other: 0	Tax/Year: \$172/2023	Land: \$228,100
Total Sq. Ft. 1,812	Neighborhood: Country Club	Total: \$779,900
Maint./Assoc. \$920 / \$0	Flood Zone : Zone D - Tool	Stories / CPR: One / No
Parking: Assigned, Guest, Open - 2	Frontage:	
Zoning : 03 - R10 - Residential District	View: Mountain, Ocean	

Public Remarks: Nestled in the absolute perfect Windward Oahu location (right between Kailua and Kaneohe) you will find this desirable Yacht Club Knolls community with so much to offer. This location features easy access to the H-3, MCBH, as well as shopping and dining options. This elegant and rare SINGLE LEVEL 3 bedroom 2 bath unit creates easy living complete with a seamless flow of indoor to outdoor island living enjoying the stunning water (Kaneohe Bay) and majestic mountain (Koolau) views. The lanai is spacious and has also been partially enclosed to create an even larger living space and office space. You will enjoy the open concept gourmet kitchen, which is sure to please the most discriminating chef, the custom paint selection, as well as new carpet. This home proves that you truly can have it all. **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
44-361 Nilu Street 3	\$890,000	3 & 2/0	1,200 \$742	699,704 \$1	612	70%	1	8

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
44-361 Nilu Street 3	\$172 \$920 \$0	\$228,100	\$551,800	\$779,900	114%	1973 & NA

44-361 Nilu Street 3 - MLS#: 202407961 - Nestled in the absolute perfect Windward Oahu location (right between Kailua and Kaneohe) you will find this desirable Yacht Club Knolls community with so much to offer. This location features easy access to the H-3, MCBH, as well as shopping and dining options. This elegant and rare SINGLE LEVEL 3 bedroom 2 bath unit creates easy living complete with a seamless flow of indoor to outdoor island living enjoying the stunning water (Kaneohe Bay) and majestic mountain (Koolau) views. The lanai is spacious and has also been partially enclosed to create an even larger living space and office space. You will enjoy the open concept gourmet kitchen, which is sure to please the most discriminating chef, the custom paint selection, as well as new carpet. This home proves that you truly can have it all. Region: Kaneohe Neighborhood: Country Club Condition: Excellent Parking: Assigned, Guest, Open - 2 Total Parking: 2 View: Mountain, Ocean Frontage: Pool: Zoning: 03 - R10 - Residential District Sale Conditions: None Schools: , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info
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DOM = Days on Market, Occ. = Occupancy, FL = Floor Number