

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

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

**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
<a href="#">44-361 Nilu Street 3</a>	<a href="#">\$890,000</a>	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
<a href="#">44-361 Nilu Street 3</a>	\$172   \$920   \$0	\$228,100	\$551,800	\$779,900	114%	1973 & NA

<a href="#">44-361 Nilu Street 3</a> - MLS#: <a href="#">202407961</a> - 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. <b>Region:</b> Kaneohe <b>Neighborhood:</b> Country Club <b>Condition:</b> Excellent <b>Parking:</b> Assigned, Guest, Open - 2 <b>Total Parking:</b> 2 <b>View:</b> Mountain, Ocean <b>Frontage:</b> <b>Pool:</b> <b>Zoning:</b> 03 - R10 - Residential District <b>Sale Conditions:</b> None <b>Schools:</b> , , * <a href="#">Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info</a>
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DOM = Days on Market, Occ. = Occupancy, FL = Floor Number