

47-149 Pulama Road, Kaneohe 96744 * \$4,900,000 * Originally \$5,000,000

Beds: 0	MLS#: 202406224, FS	Year Built:
Bath: 0/0	Status: Active	Remodeled:
Living Sq. Ft.: 0	List Date & DOM: 03-14-2024 & 65	Total Parking:
Land Sq. Ft.: 539,621	Condition:	Assessed Value
Lanai Sq. Ft.: 0	Frontage:	Building: \$136,100
Sq. Ft. Other: 0	Tax/Year: \$281/2023	Land: \$828,900
Total Sq. Ft. 0	Neighborhood: Kaala	Total: \$965,000
Maint./Assoc. \$0 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: / No
Parking:	Frontage:	
Zoning : 56 - Country District	View: Mountain, Ocean	

Public Remarks: Exceptional opportunity for investors and developers to acquire nearly 80 acres in Kaneohe at 47-149 Pulama Road, offering a prime canvas for lucrative development. The property encompasses two parcels: TMK 1-4-7-0031-0000 (Country/Residential Zoned, 12.3888 acres) and TMK 1-4-7-0025-0000 (P-1 Preservation Zoned, 66.532 acres). Strategically located just 5 minutes from the ocean and Kaneohe Bay, this site boasts serene views and holds immense potential for a highly profitable venture. The first parcel, priced at \$4.9 million, is an excellent opportunity for residential development. Visualize the potential of transforming this parcel into generous one-acre lots, capitalizing on the demand for premium residential homes in this sought-after location. With its proximity to the ocean and stunning views, this parcel can evolve into an exclusive enclave, offering a unique and high-value real estate proposition. Buyers to do due diligence. The second parcel, spanning 66.532 acres and priced at \$1.9 million, is zoned P-1 Preservation. Seller is open to selling both parcels together or separately. Seize this unparalleled opportunity to own your Hawaiian Estate by the bay. **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
47-149 Pulama Road	\$4,900,000	0 & 0/0	0 \$inf	539,621 \$9	65

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
47-149 Pulama Road	\$281 \$0 \$0	\$828,900	\$136,100	\$965,000	508%	& NA

[47-149 Pulama Road](#) - MLS#: [202406224](#) - Original price was \$5,000,000 - Exceptional opportunity for investors and developers to acquire nearly 80 acres in Kaneohe at 47-149 Pulama Road, offering a prime canvas for lucrative development. The property encompasses two parcels: TMK 1-4-7-0031-0000 (Country/Residential Zoned, 12.3888 acres) and TMK 1-4-7-0025-0000 (P-1 Preservation Zoned, 66.532 acres). Strategically located just 5 minutes from the ocean and Kaneohe Bay, this site boasts serene views and holds immense potential for a highly profitable venture. The first parcel, priced at \$4.9 million, is an excellent opportunity for residential development. Visualize the potential of transforming this parcel into generous one-acre lots, capitalizing on the demand for premium residential homes in this sought-after location. With its proximity to the ocean and stunning views, this parcel can evolve into an exclusive enclave, offering a unique and high-value real estate proposition. Buyers to do due diligence. The second parcel, spanning 66.532 acres and priced at \$1.9 million, is zoned P-1 Preservation. Seller is open to selling both parcels together or separately. Seize this unparalleled opportunity to own your Hawaiian Estate by the bay. **Region:** Kaneohe **Neighborhood:** Kaala **Condition:** **Parking:** **Total Parking:** **View:** Mountain, Ocean **Frontage:** **Pool:** **Zoning:** 56 - Country District **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market