45-036 Waikalua Road Unit A, Kaneohe 96744 * $865,000 * Originally $929,000

Sold Price: $820,000	Sold Date: 01-09-2020	Sold Ratio: 95%
Beds: **3**	MLS#: **201913164, FS**	Year Built: **1949**
Bath: **2/1**	Status: **Sold**	Remodeled: **1999**
Living Sq. Ft.: **1,592**	List Date & DOM: **05-06-2019** & **180**	Total Parking: **3**
Land Sq. Ft.: **5,603**	Condition: **Above Average**	Assessed Value
Lanai Sq. Ft.: **0**	Frontage: **Other**	Building: **$182,600**
Sq. Ft. Other: **0**	Tax/Year: **$220/2018**	Land: **$556,300**
Total Sq. Ft. **1,592**	Neighborhood: **Waikalua**	Total: **$738,900**
Maint./Assoc. **$0 / $0**	Flood Zone: **Zone X - Tool**	Stories / CPR: **Two / Yes**
Parking: **2 Car, Carport, Driveway**	Frontage: **Other**	
Zoning: **05 - R-5 Residential District**	View: **Coastline, Golf Course, Mountain, Ocean**	

Public Remarks: MAKE AN OFFER TODAY! New kitchen flooring just installed 10/21! Lovely 3bd 2.5ba Hawaii style home in highly desired beach town! R&R steps away to beach park, launch Kayak &enjoy island life! Open layout connect kitchen, main family rm & covered lanai! New industrial hurricane rate Breezeway Louvers throughout. Back deck high durable composite & newly repainted lanai extend indoor/outdoor living & entertaining ideal to host parties +enjoy cool windward cross breezes. Tons of yard for play/parking,20 OWNED PV& solar water! Upstair add in 2000 w/ba great second family room/office or BR. Hardwood floors eucalyptus & engineered. Work shop/storage under house. Covered carport W/3 access points for convenience. Big gated side yard for pets. Mature Avocado tree! Gorgeous ocean & Koolau mtn views! **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
45-036 Waikalua Road A	**$865,000**	3 & 2/1	1,592 | $543	5,603 | $154	180

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
45-036 Waikalua Road A	$220 | $0 | $0	$556,300	$182,600	$738,900	117%	1949 & 1999

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
45-036 Waikalua Road A	$820,000	01-09-2020	95%	88%	Conventional

45-036 Waikalua Road A - MLS#: 201913164 - Original price was $929,000 - MAKE AN OFFER TODAY! New kitchen flooring just installed 10/21! Lovely 3bd 2.5ba Hawaii style home in highly desired beach town! R&R steps away to beach park, launch Kayak &enjoy island life! Open layout connect kitchen, main family rm & covered lanai! New industrial hurricane rate Breezeway Louvers throughout. Back deck high durable composite & newly repainted lanai extend indoor/outdoor living & entertaining ideal to host parties +enjoy cool windward cross breezes. Tons of yard for play/parking,20 OWNED PV& solar water! Upstair add in 2000 w/ba great second family room/office or BR. Hardwood floors eucalyptus & engineered. Work shop/storage under house. Covered carport W/3 access points for convenience. Big gated side yard for pets. Mature Avocado tree! Gorgeous ocean & Koolau mtn views! **Region:** Kaneohe **Neighborhood:** Waikalua **Condition:** Above Average **Parking:** 2 Car, Carport, Driveway **Total Parking:** 3 **View:** Coastline, Golf Course, Mountain, Ocean **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