## 45-476 Kamehameha Highway, Kaneohe 96744 \* \$805,000 \* Originally \$825,000

Beds: 3 MLS#: 201914776, FS Year Built: 1973 Bath: 2/0 Status: Cancelled Remodeled: Living Sq. Ft.: 1,746 List Date & DOM: **05-24-2019** & **212** Total Parking: 2 **Assessed Value** Land Sq. Ft.: **7,710** Condition: Above Average Lanai Sg. Ft.: 108 Frontage: Building: \$156,500 Sg. Ft. Other: 540 Tax/Year: \$218/2018 Land: \$710,900 Total Sq. Ft. 2,394 Neighborhood: Hale Kou Total: \$867,400

Stories / CPR: Basement, Split Level / No Maint./Assoc. \$0 / \$0 Flood Zone: Zone X - Tool

Frontage: Parking: 3 Car+

**Zoning: 05 - R-5 Residential District** View: Mountain, Ocean

Public Remarks: PRICE IMPROVEMENT in Kaneohe! Enjoy the gorgeous PANORAMIC VIEWS of the stunning blue Pacific Ocean and majestic Ko'olau Mountains from this spacious 1700+ sq ft 3 bed/2.5 bath SFH situated on a large 7700+ sq ft elevated lot. This well-maintained home with original owners shows PRIDE OF OWNERSHIP! Distinctive architectural designs with a wonderful layout and tons of potential featuring a huge formal living room with panoramic views, spacious kitchen, wood laminate floors, covered lanai, large front yard, separate laundry area & more! CONVENIENT LOCATION in Kaneohe with quick access to Likelike Hwy, Pali Hwy & H-3, while still enjoying all of the beauty that the windward side has to offer. EXCELLENT VALUE in a prime location - see it now! Sale Conditions: None Schools: Kaneohe, King, Castle \* Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	DOM
45-476 Kamehameha Highway	<u>\$805,000</u>	3 & 2/0	1,746   \$461	7,710   \$104	212

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
45-476 Kamehameha Highway	\$218   \$0   \$0	\$710,900	\$156,500	\$867,400	93%	1973 & NA

45-476 Kamehameha Highway - MLS#: 201914776 - Original price was \$825,000 - PRICE IMPROVEMENT in Kaneohe! Enjoy the gorgeous PANORAMIC VIEWS of the stunning blue Pacific Ocean and majestic Ko'olau Mountains from this spacious 1700+ sq ft 3 bed/2.5 bath SFH situated on a large 7700+ sq ft elevated lot. This well-maintained home with original owners shows PRIDE OF OWNERSHIP! Distinctive architectural designs with a wonderful layout and tons of potential featuring a huge formal living room with panoramic views, spacious kitchen, wood laminate floors, covered lanai, large front yard, separate laundry area & more! CONVENIENT LOCATION in Kaneohe with quick access to Likelike Hwy, Pali Hwy & H-3, while still enjoying all of the beauty that the windward side has to offer. EXCELLENT VALUE in a prime location - see it now! Region: Kaneohe Neighborhood: Hale Kou Condition: Above Average Parking: 3 Car+ Total Parking: 2 View: Mountain, Ocean Frontage: Pool: None Zoning: 05 - R-5 Residential District Sale Conditions: None Schools: Kaneohe, King, Castle \* Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market