45-046 Waikalualoko Loop, Kaneohe 96744 * $799,000 * Originally $829,000

Sold Price: $785,000	Sold Date: 07-26-2019	Sold Ratio: 98%
Beds: **5**	MLS#: **201915082, FS**	Year Built: **2005**
Bath: **2/0**	Status: **Sold**	Remodeled:
Living Sq. Ft.: **2,160**	List Date & DOM: **05-29-2019** & **17**	Total Parking: **4**
Land Sq. Ft.: **2,800**	Condition: **Above Average**	Assessed Value
Lanai Sq. Ft.: **144**	Frontage:	Building: **$347,800**
Sq. Ft. Other: **0**	Tax/Year: **$257/2019**	Land: **$468,000**
Total Sq. Ft. **2,304**	Neighborhood: **Waikalua**	Total: **$815,800**
Maint./Assoc. **$0 / $0**	Flood Zone: **Zone X - Tool**	Stories / CPR: **Two / No**
Parking: **3 Car+, Driveway**	Frontage:	
Zoning: **05 - R-5 Residential District**	View: **Mountain, Ocean**	

Public Remarks: Perfect Multi-Generational or Investor home with 3 bedrooms and 1 bath upstairs, 2 bedrooms and 1 bath downstairs. Live on one floor and rent the other. Sturdily contructed of concrete filled hollow tile in 2005, get added peace of mind when weather gets inclement. Located close to Kane'ohe Bay, enjoy tranquil views from the 2nd floor lanais. Full sized kitchen plus spacious wet bar boasts granite counter tops, handsome cabinetry and ceramic tiled floors. Attractive glass blocks edge the sides of both bathtubs. 4 comfortable parking stalls front this residence and each side of the home has a gated storage or play area. 3 solar water panels and solar water heater help to save on electricity costs. Seller is doing a 1031 exchange with no cost to Buyer. Check out this special home before it's sold! **Sale Conditions:** None **Schools:** Parker, King, Castle * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info



Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
45-046 Waikalualoko Loop	**$799,000**	5 & 2/0	2,160 | $370	2,800 | $285	17

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
45-046 Waikalualoko Loop	$257 | $0 | $0	$468,000	$347,800	$815,800	98%	2005 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
45-046 Waikalualoko Loop	$785,000	07-26-2019	98%	95%	Conventional

45-046 Waikalualoko Loop - MLS#: 201915082 - Original price was $829,000 - Perfect Multi-Generational or Investor home with 3 bedrooms and 1 bath upstairs, 2 bedrooms and 1 bath downstairs. Live on one floor and rent the other. Sturdily contructed of concrete filled hollow tile in 2005, get added peace of mind when weather gets inclement. Located close to Kane'ohe Bay, enjoy tranquil views from the 2nd floor lanais. Full sized kitchen plus spacious wet bar boasts granite counter tops, handsome cabinetry and ceramic tiled floors. Attractive glass blocks edge the sides of both bathtubs. 4 comfortable parking stalls front this residence and each side of the home has a gated storage or play area. 3 solar water panels and solar water heater help to save on electricity costs. Seller is doing a 1031 exchange with no cost to Buyer. Check out this special home before it's sold! **Region:** Kaneohe **Neighborhood:** Waikalua **Condition:** Above Average **Parking:** 3 Car+, Driveway **Total Parking:** 4 **View:** Mountain, Ocean **Frontage: Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** Parker, King, Castle * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market