

**45-088 Lilipuna Road, Kaneohe 96744 \* \$798,000 \* Originally \$845,500**

Sold Price: \$782,500      Sold Date: 09-20-2019      Sold Ratio: 98%  
 Beds: **3**      MLS#: **201917337, FS**      Year Built: **1957**  
 Bath: **2/0**      Status: **Sold**      Remodeled:  
 Living Sq. Ft.: **1,204**      List Date & DOM: **07-02-2019 & 36**      Total Parking: **5**  
 Land Sq. Ft.: **10,875**      Condition: **Average**      [Assessed Value](#)  
 Lanai Sq. Ft.: **0**      Frontage: **Other**      Building: **\$113,700**  
 Sq. Ft. Other: **334**      Tax/Year: **\$209/2019**      Land: **\$726,400**  
 Total Sq. Ft.: **1,538**      Neighborhood: **Kahanahou**      Total: **\$840,100**  
 Maint./Assoc. **\$0 / \$0**      [Flood Zone](#): **Zone X - Tool**      Stories / CPR: **One / No**  
 Parking: **3 Car+, Carport**      Frontage: **Other**  
 Zoning: **03 - R10 - Residential District**      View: **Garden, Other**

**Public Remarks:** Charming private home easy access to town. A small garden oasis. Deeded Bay access/ mature fruit trees, beautiful plants. Seller upgrades include commercial vinyl tile, sprinklers and fully fenced yard, window air, ceiling fans screened in lanai. Single level on slab construction. Tenant occupied. Live in this while you consider a possible build out or up for a K Bay view. Property is accessed from the lane below...Turn right off Lilipuna at Kahanahou Cr. Down the hill take the first left; then as you approach the curve the roadway it will have a turn to the left, this is the lane to access the home. Seller will consider VA, FHA, Conv. financing. **Sale Conditions:** None **Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

| Address                              | Price            | Bd & Bth | Living / Avg. | Land   Avg.   | DOM |
|--------------------------------------|------------------|----------|---------------|---------------|-----|
| <a href="#">45-088 Lilipuna Road</a> | <b>\$798,000</b> | 3 & 2/0  | 1,204   \$663 | 10,875   \$73 | 36  |

| Address                              | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|--------------------------------------|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">45-088 Lilipuna Road</a> | \$209   \$0   \$0   | \$726,400     | \$113,700         | \$840,100      | 95%   | 1957 & NA        |

| Address                              | Sold Price | Sold Date  | Sold Ratio | Original Ratio | Sold Terms   |
|--------------------------------------|------------|------------|------------|----------------|--------------|
| <a href="#">45-088 Lilipuna Road</a> | \$782,500  | 09-20-2019 | 98%        | 93%            | Conventional |

[45-088 Lilipuna Road](#) - MLS#: [201917337](#) - Original price was \$845,500 - Charming private home easy access to town. A small garden oasis. Deeded Bay access/ mature fruit trees, beautiful plants. Seller upgrades include commercial vinyl tile, sprinklers and fully fenced yard, window air, ceiling fans screened in lanai. Single level on slab construction. Tenant occupied. Live in this while you consider a possible build out or up for a K Bay view. Property is accessed from the lane below...Turn right off Lilipuna at Kahanahou Cr. Down the hill take the first left; then as you approach the curve the roadway it will have a turn to the left, this is the lane to access the home. Seller will consider VA, FHA, Conv. financing. **Region:** Kaneohe **Neighborhood:** Kahanahou **Condition:** Average **Parking:** 3 Car+, Carport **Total Parking:** 5 **View:** Garden, Other **Frontage:** Other **Pool:** None **Zoning:** 03 - R10 - Residential District **Sale Conditions:** None **Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market