

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
45-088 Lilipuna Road	\$798,000	3 & 2/0	1,204 \$663	10,875 \$73	36

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
45-088 Lilipuna Road	\$209 \$0 \$0	\$726,400	\$113,700	\$840,100	95%	1957 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
45-088 Lilipuna Road	\$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