

**45-562 Koolau View Drive, Kaneohe 96744 \* \$775,000 \* Originally \$820,000**

Sold Price: \$750,000      Sold Date: 12-11-2019      Sold Ratio: 97%  
 Beds: **3**      MLS#: **201919359, FS**      Year Built: **1956**  
 Bath: **2/0**      Status: **Sold**      Remodeled:  
 Living Sq. Ft.: **1,386**      List Date & DOM: **07-24-2019 & 103**      Total Parking: **4**  
 Land Sq. Ft.: **6,000**      Condition: **Average**      [Assessed Value](#)  
 Lanai Sq. Ft.: **0**      Frontage:      Building: **\$80,400**  
 Sq. Ft. Other: **0**      Tax/Year: **\$181/2019**      Land: **\$660,000**  
 Total Sq. Ft. **1,386**      Neighborhood: **Hale Kou**      Total: **\$740,400**  
 Maint./Assoc. **\$0 / \$0**      [Flood Zone](#): **Zone D - Tool**      Stories / CPR: **One / No**  
 Parking: **3 Car+, Carport, Street**      Frontage:  
 Zoning: **05 - R-5 Residential District**      View: **Mountain**

**Public Remarks:** Enjoy the desirable convenience of being minutes away from the H-3, Likelike, and Pali, as well as Kane'ohe MCBH, Kailua Town, and Kane'ohe Town! This cute as a button Hale Kou home features three bedrooms + 2-full bathrooms, beautiful hardwood floors, a two-car carport (with 2 additional tandem parking), and breathtaking Ko'olau Mountain Range views! Location, location, location — First time home buyers, investors, and downsizers: This is the one you've been waiting for! (Actual square footage and beds/baths may differ from tax records) **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="#">45-562 Koolau View Drive</a> | <b>\$775,000</b> | 3 & 2/0  | 1,386   \$559 | 6,000   \$129 | 103 |

| Address                                  | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|--|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">45-562 Koolau View Drive</a> | \$181   \$0   \$0   | \$660,000     | \$80,400          | \$740,400      | 105%  | 1956 & NA        |

| Address                                  | Sold Price | Sold Date  | Sold Ratio | Original Ratio | Sold Terms   |
|--|------------|------------|------------|----------------|--------------|
| <a href="#">45-562 Koolau View Drive</a> | \$750,000  | 12-11-2019 | 97%        | 91%            | Conventional |

[45-562 Koolau View Drive](#) - MLS#: **201919359** - Original price was \$820,000 - Enjoy the desirable convenience of being minutes away from the H-3, Likelike, and Pali, as well as Kane'ohe MCBH, Kailua Town, and Kane'ohe Town! This cute as a button Hale Kou home features three bedrooms + 2-full bathrooms, beautiful hardwood floors, a two-car carport (with 2 additional tandem parking), and breathtaking Ko'olau Mountain Range views! Location, location, location — First time home buyers, investors, and downsizers: This is the one you've been waiting for! (Actual square footage and beds/baths may differ from tax records) **Region:** Kaneohe **Neighborhood:** Hale Kou **Condition:** Average **Parking:** 3 Car+, Carport, Street **Total Parking:** 4 **View:** Mountain **Frontage:** 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