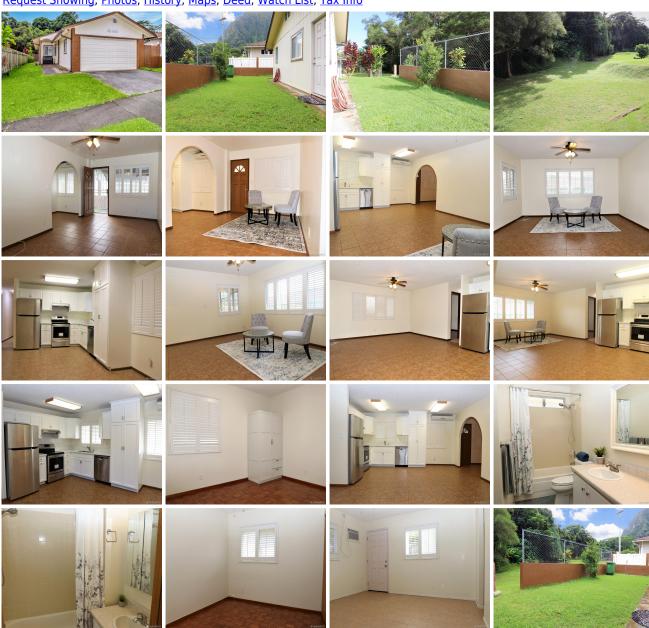
45-444 Lolii Street, Kaneohe 96744 * \$819,000 * Originally \$845,000

Sold Price: \$815,000 Sold Date: 04-09-2020 Sold Ratio: 100% Beds: 3 MLS#: 201932699, FS Year Built: 1988 Bath: 2/0 Status: Sold Remodeled: 2019 Living Sq. Ft.: **1,176** List Date & DOM: 12-22-2019 & 44 Total Parking: 4 Land Sq. Ft.: 4,000 Condition: Above Average **Assessed Value** Lanai Sq. Ft.: 72 Frontage: Other Building: \$181,600 Sq. Ft. Other: 0 Tax/Year: \$208/2020 Land: \$633,600 Total Sq. Ft. **1,248** Neighborhood: Haiku Village Total: \$815,200 Stories / CPR: One / No Maint./Assoc. \$0 / \$0 Flood Zone: Zone D - Tool

Parking: **3 Car+, Driveway, Garage, Street** Frontage: **Other**

Zoning: 52 - AG-2 General Agricultural View: **Garden, Mountain**

Public Remarks: PRE-SUPER BOWL SUPER PRICE CHANGE! AMAZING PRICE \$819,000! Ko'olau views! Owned PV! Nice sized bedrooms, new range, paint, lighting, ceiling fans, custom shutters, AC too! The open space behind the home is conservation land, so there is no neighbor behind the home. The big open greenery in the back of the property, gives the feeling of privacy and spaciousness. Lots of room to enjoy! Close to schools, shopping, gas stations, dining, movies and Likelike. Going to town or hopping on to the H3 is fast and simple. Nice new touches throughout, including new paint, new lighting, new ceiling fans and newer dishwasher, refrigerator, cabinet hardware and more. The garage has finished walls, and could certainly be transformed into more living area. Room to do lots of changes. **Sale Conditions:** None **Schools:** Heeia, King, Castle * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info





| Address | Price | Bd & Bth | Living / Avg. | Land Avg. | DOM |
|---------------------|-----------|----------|---------------|---------------|-----|
| 45-444 Lolii Street | \$819,000 | 3 & 2/0 | 1,176 \$696 | 4,000 \$205 | 44 |

| Address | Tax Maint. Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|---------------------|---------------------|------------------|----------------------|-------------------|-------|---------------------|
| 45-444 Lolii Street | \$208 \$0 \$0 | \$633,600 | \$181,600 | \$815,200 | 100% | 1988 & 2019 |

| Address | Sold Price | Sold Date | Sold Ratio | Original Ratio | Sold Terms |
|---------------------|------------|------------|------------|----------------|--------------|
| 45-444 Lolii Street | \$815,000 | 04-09-2020 | 100% | 96% | Conventional |

45-444 Lolii Street - MLS#: 201932699 - Original price was \$845,000 - PRE-SUPER BOWL SUPER PRICE CHANGE! AMAZING PRICE \$819,000! Ko'olau views! Owned PV! Nice sized bedrooms, new range, paint, lighting, ceiling fans, custom shutters, AC too! The open space behind the home is conservation land, so there is no neighbor behind the home. The big open greenery in the back of the property, gives the feeling of privacy and spaciousness. Lots of room to enjoy! Close to schools, shopping, gas stations, dining, movies and Likelike. Going to town or hopping on to the H3 is fast and simple. Nice new touches throughout, including new paint, new lighting, new ceiling fans and newer dishwasher, refrigerator, cabinet hardware and more. The garage has finished walls, and could certainly be transformed into more living area. Room to do lots of changes.

Region: Kaneohe Neighborhood: Haiku Village Condition: Above Average Parking: 3 Car+, Driveway, Garage, Street Total Parking: 4 View: Garden, Mountain Frontage: Other Pool: None Zoning: 52 - AG-2 General Agricultural Sale Conditions: None Schools: Heeia, King, Castle * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market