

45-322 Nakuluai Street, Kaneohe 96744 * \$715,000 * Originally \$750,000

Sold Price: \$670,000 Sold Date: 12-08-2020 Sold Ratio: 94%
 Beds: **4** MLS#: **202003869, FS** Year Built: **1961**
 Bath: **1/0** Status: **Sold** Remodeled:
 Living Sq. Ft.: **1,272** List Date & DOM: **02-25-2020 & 58** Total Parking: **2**
 Land Sq. Ft.: **7,562** Condition: **Average** [Assessed Value](#)
 Lanai Sq. Ft.: **0** Frontage: **Other** Building: **\$78,200**
 Sq. Ft. Other: **0** Tax/Year: **\$208/2019** Land: **\$713,100**
 Total Sq. Ft. **1,272** Neighborhood: **Pikoilooa** Total: **\$791,300**
 Maint./Assoc. **\$0 / \$0** [Flood Zone](#): **Zone X - Tool** Stories / CPR: **One / No**
 Parking: **2 Car, Carport** Frontage: **Other**
 Zoning: **04 - R-7.5 Residential District** View: **Mountain**

Public Remarks: Welcome to Kaneohe! Conveniently located on a CORNER LOT in a well desired Pikoilooa neighborhood near shopping, dining, schools, bus line and freeways! At 'Land Value', this home isn't for the faint-hearted...rebuild or remodel to your taste! This spacious home needs lots of work but awesome value for a large lot with 4 bedrooms. If you're waiting for a bargain, none will be better...make an appointment to see today! **Sale Conditions:** Probate **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
45-322 Nakuluai Street	\$715,000	4 & 1/0	1,272 \$562	7,562 \$95	58

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
45-322 Nakuluai Street	\$208 \$0 \$0	\$713,100	\$78,200	\$791,300	90%	1961 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
45-322 Nakuluai Street	\$670,000	12-08-2020	94%	89%	Conventional 15000

[45-322 Nakuluai Street](#) - MLS#: [202003869](#) - Original price was \$750,000 - Welcome to Kaneohe! Conveniently located on a CORNER LOT in a well desired Pikoilooa neighborhood near shopping, dining, schools, bus line and freeways! At 'Land Value', this home isn't for the faint-hearted...rebuild or remodel to your taste! This spacious home needs lots of work but awesome value for a large lot with 4 bedrooms. If you're waiting for a bargain, none will be better...make an appointment to see today!
Region: Kaneohe **Neighborhood:** Pikoilooa **Condition:** Average **Parking:** 2 Car, Carport **Total Parking:** 2 **View:** Mountain
Frontage: Other **Pool:** None **Zoning:** 04 - R-7.5 Residential District **Sale Conditions:** Probate **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market