

**45-175 Kokokahi Place, Kaneohe 96744 \* \$719,000 \* Originally \$819,000**

Sold Price: \$600,000

Sold Date: 01-13-2021

Sold Ratio: 83%

Beds: **4**

MLS#: **202014683, FS**

Year Built: **1973**

Bath: **3/0**

Status: **Sold**

Remodeled:

Living Sq. Ft.: **1,951**

List Date & DOM: **06-22-2020 & 170**

Total Parking: **2**

Land Sq. Ft.: **9,010**

Condition: **Fair, Needs Major Repair**

[Assessed Value](#)

Lanai Sq. Ft.: **458**

Frontage: **Other**

Building: **\$274,800**

Sq. Ft. Other: **336**

Tax/Year: **\$270/2020**

Land: **\$721,800**

Total Sq. Ft. **2,745**

Neighborhood: **Kokokahi**

Total: **\$996,600**

Maint./Assoc. **\$0 / \$0**

[Flood Zone](#): **Zone X - Tool**

Stories / CPR: **Basement, One, Two / No**

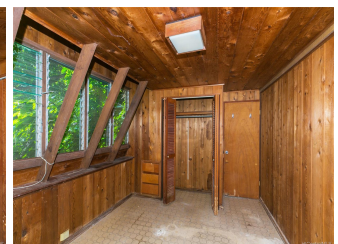
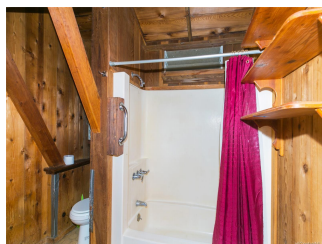
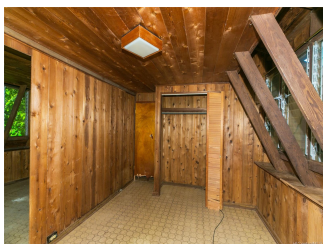
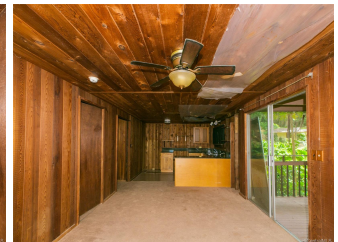
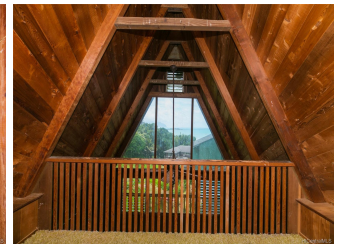
Parking: **2 Car, Driveway**

Frontage: **Other**

[Zoning](#): **05 - R-5 Residential District**

View: **City, Ocean**

**Public Remarks:** Great opportunity to own amazing ocean view home , huge 9010 Sq ft land 3-story house has lots of potential to become one of kind dream home with to enjoy the breezes and natural sunlight of Kaneohe Windward side. SO MANY OPPORTUNITIES! Seller will not make repairs or give credit to buyer .Sold strictly "AS IS" and J-8 and J-9 to be noted as NA. M-1 Deleted, **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="#">45-175 Kokokahi Place</a> | <b>\$719,000</b> | 4 & 3/0  | 1,951   \$369 | 9,010   \$80 | 170 |

| Address                               | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|---------------------------------------|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">45-175 Kokokahi Place</a> | \$270   \$0   \$0   | \$721,800     | \$274,800         | \$996,600      | 72%   | 1973 & NA        |

| Address                               | Sold Price | Sold Date  | Sold Ratio | Original Ratio | Sold Terms |
|---------------------------------------|------------|------------|------------|----------------|------------|
| <a href="#">45-175 Kokokahi Place</a> | \$600,000  | 01-13-2021 | 83%        | 73%            | Cash       |

[45-175 Kokokahi Place](#) - MLS#: [202014683](#) - Original price was \$819,000 - Great opportunity to own amazing ocean view home , huge 9010 Sq ft land 3-story house has lots of potential to become one of kind dream home with to enjoy the breezes and natural sunlight of Kaneohe Windward side. SO MANY OPPORTUNITIES! Seller will not make repairs or give credit to buyer .Sold strictly "AS IS" and J-8 and J-9 to be noted as NA. M-1 Deleted, **Region:** Kaneohe **Neighborhood:** Kokokahi **Condition:** Fair, Needs Major Repair **Parking:** 2 Car, Driveway **Total Parking:** 2 **View:** City, Ocean **Frontage:** Other **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