

45-074 Lilipuna Road, Kaneohe 96744 * \$1,800,000

Sold Price: \$1,710,000	Sold Date: 10-12-2020	Sold Ratio: 95%
Beds: 4	MLS#: <u>202015204</u>, FS	Year Built: 1954
Bath: 2/0	Status: Sold	Remodeled: 2020
Living Sq. Ft.: 2,122	List Date & DOM: 07-03-2020 & 57	Total Parking: 2
Land Sq. Ft.: 8,853	Condition: Excellent	Assessed Value
Lanai Sq. Ft.: 0	Frontage: Ocean	Building: \$391,300
Sq. Ft. Other: 0	Tax/Year: \$578/2020	Land: \$985,100
Total Sq. Ft. 2,122	Neighborhood: Lilipuna	Total: \$1,376,400
Maint./Assoc. \$0 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: One, Two / No
Parking: 2 Car, Carport, Driveway	Frontage: Ocean	
Zoning : 03 - R10 - Residential District	View: Coastline, Garden, Mountain, Ocean, Sunrise	

Public Remarks: Kaneohe Bayfront remodeled little gems! Two separately metered homes with 2 beds and 1 bath with large lanais and gorgeous views. Be the first to move right in, we are fresh, clean and very cool with new split AC's in every room! The lower gem sits on the waters edge, amazingly tranquil & private. Featuring an open floor plan, with a kitchen island perfect for cooking. The upper gem has a beautiful garden with a nice grassy area. Upon entering you will be mesmerized by the colors of blue waters with a parade of boats in the distance. Bright and cheerful this upper home has a big feel to a smaller space. The view from the primary bed is not to be missed either. Well designed and charming. Not shown, there is a bonus room with a 1/2 bath and large lanai. Priced at appraised value. **Sale Conditions:** None **Schools:** , , * [Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info](#)





Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
45-074 Lilipuna Road	\$1,800,000	4 & 2/0	2,122 \$848	8,853 \$203	57

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
45-074 Lilipuna Road	\$578 \$0 \$0	\$985,100	\$391,300	\$1,376,400	131%	1954 & 2020

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
45-074 Lilipuna Road	\$1,710,000	10-12-2020	95%	95%	Conventional

[45-074 Lilipuna Road](#) - MLS#: [202015204](#) - Kaneohe Bayfront remodeled little gems! Two separately metered homes with 2 beds and 1 bath with large lanais and gorgeous views. Be the first to move right in, we are fresh, clean and very cool with new split AC's in every room! The lower gem sits on the waters edge, amazingly tranquil & private. Featuring an open floor plan, with a kitchen island perfect for cooking. The upper gem has a beautiful garden with a nice grassy area. Upon entering you will be mesmerized by the colors of blue waters with a parade of boats in the distance. Bright and cheerful this upper home has a big feel to a smaller space. The view from the primary bed is not to be missed either. Well designed and charming. Not shown, there is a bonus room with a 1/2 bath and large lanai. Priced at appraised value. **Region:** Kaneohe **Neighborhood:** Lilipuna **Condition:** Excellent **Parking:** 2 Car, Carport, Driveway **Total Parking:** 2 **View:** Coastline, Garden, Mountain, Ocean, Sunrise **Frontage:** Ocean **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