47-133 Kamehameha Highway, Kaneohe 96744 * $1,192,000 * Originally $1,250,000

Sold Price:	$1,100,000	Sold Date:	05-12-2021	Sold Ratio:	92%
Beds:	**3**	MLS#:	**202015457, FS**	Year Built:	**1955**
Bath:	**2/0**	Status:	**Sold**	Remodeled:	**1965**
Living Sq. Ft.:	**1,504**	List Date & DOM:	**07-07-2020** & **253**	Total Parking:	**4**
Land Sq. Ft.:	**5,790**	Condition:	**Average**	Assessed Value	
Lanai Sq. Ft.:	**0**	Frontage:	**Ocean, Waterfront**	Building:	**$276,600**
Sq. Ft. Other:	**0**	Tax/Year:	**$258/2019**	Land:	**$727,700**
Total Sq. Ft.	**1,504**	Neighborhood:	**Ahuimanu Area**	Total:	**$1,004,300**
Maint./Assoc.	**$0 / $0**	Flood Zone:	**Zone D - Tool**	Stories / CPR:	**One / No**
Parking:	**3 Car+, Boat, Driveway**			Frontage:	**Ocean, Waterfront**
Zoning:	**03 - R10 - Residential District**			View:	**Coastline, Mountain, Ocean**

Public Remarks: Own one of the best spots on Kaneohe Bay! Tucked around the corner from He'eia Pier, this oceanfront property sits on the cul-da-sac of a private boat channel. Enjoy unobstructed views of the Ko'olau Mountains and Mokoli'i Island, a 5-minute boat ride or 20-minute paddle out to the Sand Bar, and all that Kaneohe Bay has to offer right from your front door. The house itself is in average condition with some TLC required, but an open floor plan, an existing oceanfront survey, and a concrete foundation provide incredible potential to a lucky new owner. Don't let life pass you by, make your dreams come true today! **Sale Conditions:** None **Schools:** Kahaluu, King, Castle * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
47-133 Kamehameha Highway	**$1,192,000**	3 & 2/0	1,504 | $793	5,790 | $206	253

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
47-133 Kamehameha Highway	$258 | $0 | $0	$727,700	$276,600	$1,004,300	119%	1955 & 1965

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
47-133 Kamehameha Highway	$1,100,000	05-12-2021	92%	88%	VA

47-133 Kamehameha Highway - MLS#: 202015457 - Original price was $1,250,000 - Own one of the best spots on Kaneohe Bay! Tucked around the corner from He'eia Pier, this oceanfront property sits on the cul-da-sac of a private boat channel. Enjoy unobstructed views of the Ko'olau Mountains and Mokoli'i Island, a 5-minute boat ride or 20-minute paddle out to the Sand Bar, and all that Kaneohe Bay has to offer right from your front door. The house itself is in average condition with some TLC required, but an open floor plan, an existing oceanfront survey, and a concrete foundation provide incredible potential to a lucky new owner. Don't let life pass you by, make your dreams come true today! **Region:** Kaneohe **Neighborhood:** Ahuimanu Area **Condition:** Average **Parking:** 3 Car+, Boat, Driveway **Total Parking:** 4 **View:** Coastline, Mountain, Ocean **Frontage:** Ocean,Waterfront **Pool:** None **Zoning:** 03 - R10 - Residential District **Sale Conditions:** None **Schools:** Kahaluu, King, Castle * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market