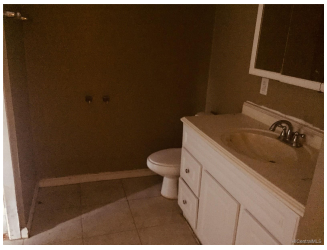
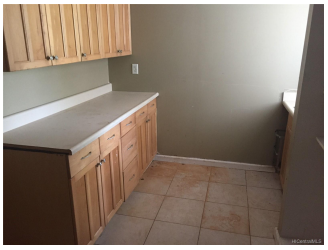
45-055 Lilipuna Road Unit B, Kaneohe 96744 * $800,000

Sold Price: $850,000	Sold Date: 12-11-2020	Sold Ratio: 106%
Beds: **6**	MLS#: **202017982, FS**	Year Built: **1985**
Bath: **4/1**	Status: **Sold**	Remodeled:
Living Sq. Ft.: **3,344**	List Date & DOM: **07-25-2020** & **20**	Total Parking: **2**
Land Sq. Ft.: **10,000**	Condition: **Fair, Needs Major Repair**	Assessed Value
Lanai Sq. Ft.: **0**	Frontage:	Building: **$413,700**
Sq. Ft. Other: **0**	Tax/Year: **$502/2020**	Land: **$731,500**
Total Sq. Ft. **3,344**	Neighborhood: **Lilipuna**	Total: **$1,145,200**
Maint./Assoc. **$0 / $0**	Flood Zone: **Zone X - Tool**	Stories / CPR: **Three+ / Yes**
Parking: **Driveway, Street**	Frontage:	
Zoning: **03 - R10 - Residential District**	View: **Mountain, Ocean**	

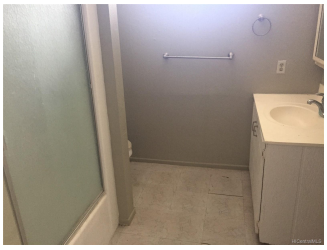
Public Remarks: Great opportunity to own amazing panoramic ocean view home! Huge 3,344 sq ft house has lots of potential to become one of a kind dream home. 4 separate living areas make this home ideal for the extended family! Gorgeous Kaneohe Bay and Koolau Mountain views from every level of this 3 story home. SO MANY POSSIBILITIES!!! First entrance is 1/1 with kitchen, second entrance is studio/1 with kitchenette, third entrance is 1/1 with kitchenette and top level has 4 bedrooms, (1 of the bedrooms has separate entrance) 1.5 baths and 2 upstairs enclosed loft rooms. Superb location close to Windward Mall, restaurants, shopping, with easy access to H-3 and Kamehameha Hwy. Listor must be present for all showings. **Sale Conditions:** Lender Sale **Schools:** Parker, King, Castle * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info




















Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
45-055 Lilipuna Road B	$800,000	6 & 4/1	3,344 | $239	10,000 | $80	20

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
45-055 Lilipuna Road B	$502 | $0 | $0	$731,500	$413,700	$1,145,200	70%	1985 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
45-055 Lilipuna Road B	$850,000	12-11-2020	106%	106%	Cash

45-055 Lilipuna Road B - MLS#: 202017982 - Great opportunity to own amazing panoramic ocean view home! Huge 3,344 sq ft house has lots of potential to become one of a kind dream home. 4 separate living areas make this home ideal for the extended family! Gorgeous Kaneohe Bay and Koolau Mountain views from every level of this 3 story home. SO MANY POSSIBILITIES!!! First entrance is 1/1 with kitchen, second entrance is studio/1 with kitchenette, third entrance is 1/1 with kitchenette and top level has 4 bedrooms, (1 of the bedrooms has separate entrance) 1.5 baths and 2 upstairs enclosed loft rooms. Superb location close to Windward Mall, restaurants, shopping, with easy access to H-3 and Kamehameha Hwy. Listor must be present for all showings. **Region:** Kaneohe **Neighborhood:** Lilipuna **Condition:** Fair, Needs Major Repair **Parking:** Driveway, Street **Total Parking:** 2 **View:** Mountain, Ocean **Frontage: Pool:** None **Zoning:** 03 - R10 - Residential District **Sale Conditions:** Lender Sale **Schools:** Parker, King, Castle * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market