44-632 Kaneohe Bay Drive, Kaneohe 96744 * $1,135,000

Sold Price:	$1,155,000	Sold Date:	10-30-2020	Sold Ratio:	102%
Beds:	**3**	MLS#:	**202018020, FS**	Year Built:	**1958**
Bath:	**2/0**	Status:	**Sold**	Remodeled:	**2020**
Living Sq. Ft.:	**1,756**	List Date & DOM:	**08-28-2020** & **12**	Total Parking:	**3**
Land Sq. Ft.:	**10,794**	Condition:	**Above Average, Excellent**	Assessed Value	
Lanai Sq. Ft.:	**652**	Frontage:	**Other**	Building:	**$202,400**
Sq. Ft. Other:	**0**	Tax/Year:	**$266/2020**	Land:	**$847,900**
Total Sq. Ft.	**2,408**	Neighborhood:	**Mahinui**	Total:	**$1,050,300**
Maint./Assoc.	**$0 / $0**	Flood Zone:	**Zone D - Tool**	Stories / CPR:	**One / No**
Parking:	**2 Car, Carport**			Frontage:	**Other**
Zoning:	**04 - R-7.5 Residential District**			View:	**Coastline, Ocean, Other, Sunset**

Public Remarks: Spectacular bay view in Kailua school district. Enjoy water & mountain views by day, sunset & twinkles at night. Remodeled kitchen & baths w/ soft close cabinets, quartzite and stainless steel, new Luxury Vinyl Plank flooring, new paint, fixtures, new ceiling fans, 2 new split ACs & more. Three bedrooms two baths, single level, high ceilings. Living room, large entryway, spacious dining area, even kitchen, overlook beautiful Kaneohe Bay! Huge wooden deck 2 yrs old. Two car carport separate from the home with flat roof, additional concrete lanai. Micropiles in front. Excellent location, jump on H-3 easily, easy access to Pali and Likelike highway, minutes from Kaneohe Bay Marine Corps Base facilities, and in the desirable Aikahi, Kailua & Kalaheo school district! Short ride to beaches too. **Sale Conditions:** None **Schools:** Aikahi, Kailua, Kalaheo * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info




Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
44-632 Kaneohe Bay Drive	$1,135,000	3 & 2/0	1,756 | $646	10,794 | $105	12

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
44-632 Kaneohe Bay Drive	$266 | $0 | $0	$847,900	$202,400	$1,050,300	108%	1958 & 2020

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
44-632 Kaneohe Bay Drive	$1,155,000	10-30-2020	102%	102%	VA

44-632 Kaneohe Bay Drive - MLS#: 202018020 - Spectacular bay view in Kailua school district. Enjoy water & mountain views by day, sunset & twinkles at night. Remodeled kitchen & baths w/ soft close cabinets, quartzite and stainless steel, new Luxury Vinyl Plank flooring, new paint, fixtures, new ceiling fans, 2 new split ACs & more. Three bedrooms two baths, single level, high ceilings. Living room, large entryway, spacious dining area, even kitchen, overlook beautiful Kaneohe Bay! Huge wooden deck 2 yrs old. Two car carport separate from the home with flat roof, additional concrete lanai. Micropiles in front. Excellent location, jump on H-3 easily, easy access to Pali and Likelike highway, minutes from Kaneohe Bay Marine Corps Base facilities, and in the desirable Aikahi, Kailua & Kalaheo school district! Short ride to beaches too. **Region:** Kaneohe **Neighborhood:** Mahinui **Condition:** Above Average, Excellent **Parking:** 2 Car, Carport **Total Parking:** 3 **View:** Coastline, Ocean, Other, Sunset **Frontage:** Other **Pool:** None **Zoning:** 04 - R-7.5 Residential District **Sale Conditions:** None **Schools:** Aikahi, Kailua, Kalaheo * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market