47-826 Kamehameha Highway, Kaneohe 96744 * $1,400,000

Sold Price:	$1,250,000	Sold Date:	01-05-2021	Sold Ratio:	89%
Beds:	**3**	MLS#:	**202020842, FS**	Year Built:	**1990**
Bath:	**2/0**	Status:	**Sold**	Remodeled:	**2020**
Living Sq. Ft.:	**1,300**	List Date & DOM:	**08-26-2020** & **85**	Total Parking:	**4**
Land Sq. Ft.:	**78,140**	Condition:	**Excellent**	Assessed Value	
Lanai Sq. Ft.:	**268**	Frontage:		Building:	**$256,500**
Sq. Ft. Other:	**80**	Tax/Year:	**$749/2020**	Land:	**$1,113,800**
Total Sq. Ft.	**1,648**	Neighborhood:	**Kaalaea**	Total:	**$1,370,300**
Maint./Assoc.	**$0 / $0**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**One / No**
Parking:	**3 Car+, Carport**			Frontage:	
Zoning:	**03 - R10 - Residential District**			View:	**Mountain, Ocean, Sunrise**

Public Remarks: Nestled on 1.79 acres with views of the ocean and Kaneohe Bay, this newly remodeled three bedroom two bath single level home is surrounded by mango, lychee, avocado, coconut, pomelo and bread fruit trees. A spacious lanai and expansive lawn for outdoor entertainment is perfect for family gatherings. Vaulted ceilings and skylights provide natural light for the open concept kitchen. Brand new stainless steel appliances complement the new cabinets and quartz countertops. New washer and dryer in separate laundry room. Explore the many botanical nurseries, Kualoa Ranch, and several beach parks just minutes away. Just a stone's throw away from the ocean and with views of the mountains, this coastal home in the country is move-in ready. Rarely available land zoned R-10 may provide other opportunities to expand into a family enclave or investment. (Buyer to perform own due diligence.) **Sale Conditions:** None **Schools:** Waiahole, King, Castle * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
47-826 Kamehameha Highway	$1,400,000	3 & 2/0	1,300 | $1,077	78,140 | $18	85

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
47-826 Kamehameha Highway	$749 | $0 | $0	$1,113,800	$256,500	$1,370,300	102%	1990 & 2020

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
47-826 Kamehameha Highway	$1,250,000	01-05-2021	89%	89%	Conventional

47-826 Kamehameha Highway - MLS#: 202020842 - Nestled on 1.79 acres with views of the ocean and Kaneohe Bay, this newly remodeled three bedroom two bath single level home is surrounded by mango, lychee, avocado, coconut, pomelo and bread fruit trees. A spacious lanai and expansive lawn for outdoor entertainment is perfect for family gatherings. Vaulted ceilings and skylights provide natural light for the open concept kitchen. Brand new stainless steel appliances complement the new cabinets and quartz countertops. New washer and dryer in separate laundry room. Explore the many botanical nurseries, Kualoa Ranch, and several beach parks just minutes away. Just a stone's throw away from the ocean and with views of the mountains, this coastal home in the country is move-in ready. Rarely available land zoned R-10 may provide other opportunities to expand into a family enclave or investment. (Buyer to perform own due diligence.) **Region:** Kaneohe **Neighborhood:** Kaalaea **Condition:** Excellent **Parking:** 3 Car+, Carport **Total Parking:** 4 **View:** Mountain, Ocean, Sunrise **Frontage: Pool:** None **Zoning:** 03 - R10 - Residential District **Sale Conditions:** None **Schools:** Waiahole, King, Castle * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market