44-638 Kaneohe Bay Drive, Kaneohe 96744 * $819,000

Sold Price: $850,000	Sold Date: 10-16-2020	Sold Ratio: 104%
Beds: **2**	MLS#: **202021133, FS**	Year Built: **1975**
Bath: **2/0**	Status: **Sold**	Remodeled: **1986**
Living Sq. Ft.: **1,525**	List Date & DOM: **08-24-2020** & **8**	Total Parking: **4**
Land Sq. Ft.: **7,921**	Condition: **Fair**	Assessed Value
Lanai Sq. Ft.: **264**	Frontage:	Building: **$224,000**
Sq. Ft. Other: **0**	Tax/Year: **$271/2020**	Land: **$844,200**
Total Sq. Ft. **1,789**	Neighborhood: **Mahinui**	Total: **$1,068,200**
Maint./Assoc. **$0 / $0**	Flood Zone: **Zone D - Tool**	Stories / CPR: **Split Level / No**
Parking: **2 Car, Carport, Driveway**	Frontage:	
Zoning: **04 - R-7.5 Residential District**	View: **Mountain, Ocean**	

Public Remarks: Wow! Fabulous views & a Fabulous opportunity to own this unique one-of-a-kind “Treehouse”! Great Kaneohe Bay and Koolau Mountain views from both living areas, bedrooms and dining area. Huge main deck and several smaller decks, and yes, a tree growing up the middle of a wrap-around bench off the main deck. This home needs a lot of work & is priced to give someone the opportunity to create their dream home. Terraced steps offer the opportunity for a terraced garden. Located close to the yacht club & in Aikahi school district. Great opportunity...don’t miss it! **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
44-638 Kaneohe Bay Drive	$819,000	2 & 2/0	1,525 | $537	7,921 | $103	8

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
44-638 Kaneohe Bay Drive	$271 | $0 | $0	$844,200	$224,000	$1,068,200	77%	1975 & 1986

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
44-638 Kaneohe Bay Drive	$850,000	10-16-2020	104%	104%	Conventional

44-638 Kaneohe Bay Drive - MLS#: 202021133 - Wow! Fabulous views & a Fabulous opportunity to own this unique one-of-a-kind “Treehouse”! Great Kaneohe Bay and Koolau Mountain views from both living areas, bedrooms and dining area. Huge main deck and several smaller decks, and yes, a tree growing up the middle of a wrap-around bench off the main deck. This home needs a lot of work & is priced to give someone the opportunity to create their dream home. Terraced steps offer the opportunity for a terraced garden. Located close to the yacht club & in Aikahi school district. Great opportunity...don’t miss it! **Region:** Kaneohe **Neighborhood:** Mahinui **Condition:** Fair **Parking:** 2 Car, Carport, Driveway **Total Parking:** 4 **View:** Mountain, Ocean **Frontage: 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