46-406 Holoanai Way, Kaneohe 96744 * \$2,495,000

Sold Price: \$2,550,000Sold Date: 05-28-2021Sold Ratio: 102%Beds: 6MLS#: 202108277, FSYear Built: 1971Bath: 4/0Status: SoldRemodeled: 2019Living Sq. Ft.: 4,697List Date & DOM: 04-02-2021 & 17Total Parking: 10

Land Sq. Ft.: **75,794** Condition: Above Average, Excellent Assessed Value

 Lanai Sq. Ft.: 0
 Frontage: Preservation
 Building: \$972,100

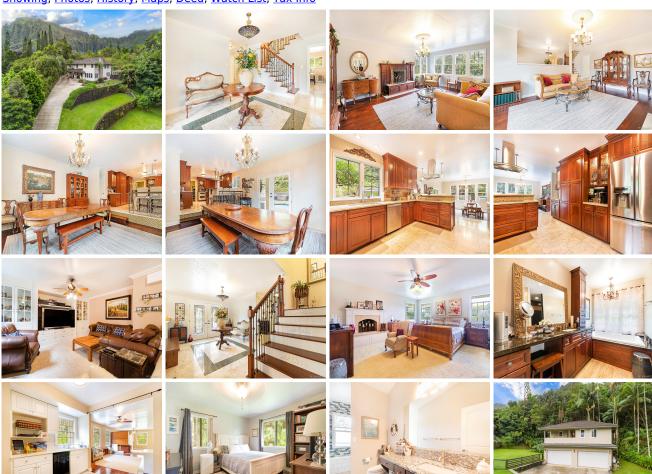
 Sq. Ft. Other: 617
 Tax/Year: \$508/2021
 Land: \$870,800

 Total Sq. Ft. 5,314
 Neighborhood: Haiku Plantation
 Total: \$1,842,900

 Maint./Assoc. \$0 / \$236
 Flood Zone: Zone D - Tool
 Stories / CPR: Two / No

Parking: **3 Car+, Driveway, Garage Zoning: 56 - Country District**Frontage: **Preservation**View: **Garden, Mountain**

Public Remarks: Amazing Haiku Plantation Estate! Large, terraced and level rim lot on a cul-de-sac in a private, gated community. The main house sits on the upper terrace overlooking the neighborhood. It features 4 bedrooms, 3 baths, along with several other rooms, a 4-car garage, a PV system (owned), a large outdoor entertainment area with a pool and 600sf covered lanai, and an enclosed yard. The building on the lower terrace includes an oversized 4-car workshop/garage with a 2 bedroom, 1 bath cottage above it. A rare and absolutely beautiful retreat that should be on everyone's must see list! (Property description may differ from tax office records.) **Sale Conditions:** None **Schools:** Heeia, King, Castle * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info





| Address | Price | Bd & Bth | Living / Avg. | Land Avg. | DOM |
|---------------------|-------------|----------|---------------|---------------|-----|
| 46-406 Holoanai Way | \$2,495,000 | 6 & 4/0 | 4,697 \$531 | 75,794 \$33 | 17 |

| Address | II I AX I MAINT. I ASS. | | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|---------------------|-------------------------|-----------|----------------------|-------------------|-------|---------------------|
| 46-406 Holoanai Way | \$508 \$0 \$236 | \$870,800 | \$972,100 | \$1,842,900 | 135% | 1971 & 2019 |

| Address | Sold Price | Sold Date | Sold Ratio | Original Ratio | Sold Terms |
|---------------------|-------------|------------|------------|----------------|--------------|
| 46-406 Holoanai Way | \$2,550,000 | 05-28-2021 | 102% | 102% | Conventional |

46-406 Holoanai Way - MLS#: 202108277 - Amazing Haiku Plantation Estate! Large, terraced and level rim lot on a cul-desac in a private, gated community. The main house sits on the upper terrace overlooking the neighborhood. It features 4 bedrooms, 3 baths, along with several other rooms, a 4-car garage, a PV system (owned), a large outdoor entertainment area with a pool and 600sf covered lanai, and an enclosed yard. The building on the lower terrace includes an oversized 4-car workshop/garage with a 2 bedroom, 1 bath cottage above it. A rare and absolutely beautiful retreat that should be on everyone's must see list! (Property description may differ from tax office records.) Region: Kaneohe Neighborhood: Haiku Plantation Condition: Above Average, Excellent Parking: 3 Car+, Driveway, Garage Total Parking: 10 View: Garden, Mountain Frontage: Preservation Pool: In Ground, Plaster Zoning: 56 - Country District Sale Conditions: None Schools: Heeia, King, Castle * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market