

**44-315 Kaneohe Bay Drive, Kaneohe 96744 \* \$2,950,000**

Sold Price: \$2,775,000	Sold Date: 08-19-2021	Sold Ratio: 94%
Beds: <b>3</b>	MLS#: <b><u>202110303</u>, FS</b>	Year Built: <b>1993</b>
Bath: <b>3/0</b>	Status: <b>Sold</b>	Remodeled:
Living Sq. Ft.: <b>2,987</b>	List Date & DOM: <b>05-11-2021 &amp; 41</b>	Total Parking: <b>6</b>
Land Sq. Ft.: <b>15,330</b>	Condition: <b>Above Average</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>886</b>	Frontage: <b>Ocean, Waterfront</b>	Building: <b>\$500,800</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$662/2020</b>	Land: <b>\$1,550,500</b>
Total Sq. Ft. <b>3,873</b>	Neighborhood: <b>Kaneohe Bay</b>	Total: <b>\$2,051,300</b>
Maint./Assoc. <b>\$0 / \$80</b>	<a href="#">Flood Zone</a> : <b>Zone D - Tool</b>	Stories / CPR: <b>Two, Split Level / No</b>
Parking: <b>2 Car, Driveway, Garage</b>	Frontage: <b>Ocean, Waterfront</b>	
<a href="#">Zoning</a> : <b>03 - R10 - Residential District</b>	View: <b>Coastline, Mountain, Ocean</b>	

**Public Remarks:** A rare Kaneohe Bay waterfront dream with a private harbor and boat dock. Relax in the exclusive comfort of your coastal oasis and enjoy the exquisite views of Kaneohe Bay and the Ko'olau mountains. Nestled at the end of a private lane and elegantly designed to embrace the oceanfront lifestyle, this Kama'aina residence captures views from every room and entails a flowing open floor plan with vaulted ceilings that open up to an expansive covered lanai, waterfront yard and pool. Master suite with walk-in closet and lanai, flexible living space on the bottom level with private entrances for an office, family room or guest area. **Sale Conditions:** None **Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)





Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	DOM
<a href="#">44-315 Kaneohe Bay Drive</a>	<a href="#">\$2,950,000</a>	3 & 3/0	2,987   \$988	15,330   \$192	41

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">44-315 Kaneohe Bay Drive</a>	\$662   \$0   \$80	\$1,550,500	\$500,800	\$2,051,300	144%	1993 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
<a href="#">44-315 Kaneohe Bay Drive</a>	\$2,775,000	08-19-2021	94%	94%	Conventional

[44-315 Kaneohe Bay Drive](#) - MLS#: [202110303](#) - A rare Kaneohe Bay waterfront dream with a private harbor and boat dock. Relax in the exclusive comfort of your coastal oasis and enjoy the exquisite views of Kaneohe Bay and the Ko'olau mountains. Nestled at the end of a private lane and elegantly designed to embrace the oceanfront lifestyle, this Kama'aina residence captures views from every room and entails a flowing open floor plan with vaulted ceilings that open up to an expansive covered lanai, waterfront yard and pool. Master suite with walk-in closet and lanai, flexible living space on the bottom level with private entrances for an office, family room or guest area. **Region:** Kaneohe **Neighborhood:** Kaneohe Bay **Condition:** Above Average **Parking:** 2 Car, Driveway, Garage **Total Parking:** 6 **View:** Coastline, Mountain, Ocean **Frontage:** Ocean, Waterfront **Pool:** In Ground, Vinyl **Zoning:** 03 - R10 - Residential District **Sale Conditions:** None **Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market