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

Sold Date: 08-19-2021 Sold Price: \$2,775,000 Sold Ratio: 94% MLS#: 202110303, FS Year Built: 1993 Beds: 3 Bath: 3/0 Status: Sold Remodeled:

Living Sq. Ft.: 2,987 List Date & DOM: 05-11-2021 & 41 Total Parking: 6 Land Sq. Ft.: 15,330 Condition: Above Average **Assessed Value** 

Ocean, Building: \$500,800 Lanai Sg. Ft.: 886 Frontage: Waterfront

Sq. Ft. Other: 0 Tax/Year: \$662/2020 Land: \$1,550,500 Total Sq. Ft. 3,873 Neighborhood: Kaneohe Bay Total: \$2,051,300 Stories / CPR: Two, Split Level / No

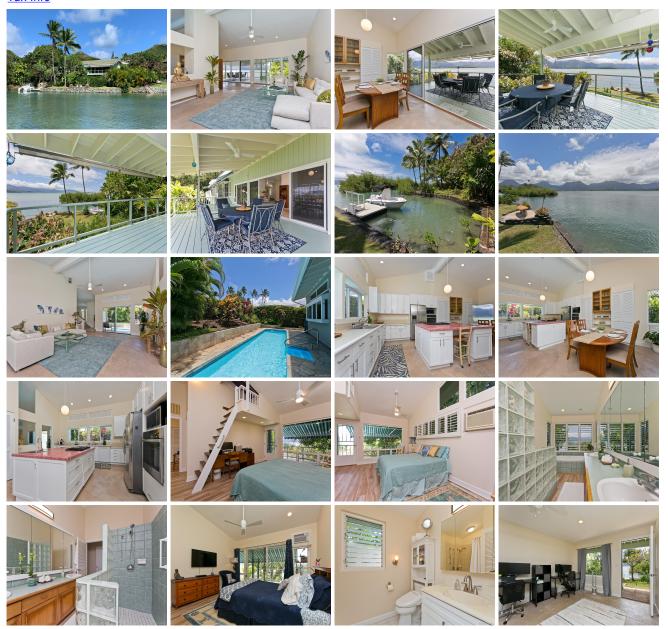
Frontage: Ocean, Waterfront

Maint./Assoc. **\$0 / \$80** Flood Zone: Zone D - Tool

Parking: 2 Car, Driveway, Garage

Zoning: 03 - R10 - Residential District View: Coastline, Mountain, Ocean

**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 quest area. Sale Conditions: None Schools: , , \* Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info









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

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
44-315 Kaneohe Bay Drive	\$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
44-315 Kaneohe Bay Drive	\$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