

**44-145 Kahinani Way, Kaneohe 96744 \* \$1,895,000**

Sold Price: \$2,000,000      Sold Date: 10-22-2021      Sold Ratio: 106%  
 Beds: **4**      MLS#: **202115060, FS**      Year Built: **1990**  
 Bath: **3/0**      Status: **Sold**      Remodeled: **2021**  
 Living Sq. Ft.: **3,469**      List Date & DOM: **07-07-2021 & 27**      Total Parking: **2**  
 Land Sq. Ft.: **8,885**      Condition: **Above Average**      [Assessed Value](#)  
 Lanai Sq. Ft.: **694**      Frontage: **Preservation**      Building: **\$506,200**  
 Sq. Ft. Other: **0**      Tax/Year: **\$355/2021**      Land: **\$877,900**  
 Total Sq. Ft. **4,163**      Neighborhood: **Mahinui**      Total: **\$1,384,100**  
 Maint./Assoc. **\$0 / \$0**      [Flood Zone](#): **Zone D - Tool**      Stories / CPR: **Two / No**  
 Parking: **2 Car, Carport, Street**      Frontage: **Preservation**  
 Zoning: **04 - R-7.5 Residential District**      View: **Coastline, Garden, Mountain, Ocean**

**Public Remarks:** Truly a rare find on the Windward side! Spectacular panoramic Kaneohe Bay views from two wrap-around lanais and virtually every window. The tiled main living area has an open flow concept perfect for entertaining with a spacious kitchen, Subzero refrigerator, Viking gas stove and split a/c's throughout. The master bedroom has a large walk-in closet, newer plush carpeting as does the second bedroom with bamboo flooring in the third. A spiral staircase leads to an open loft area. There is a separate spacious one-bedroom guest quarter on its own level. Owned photovoltaic and a newly painted exterior are added benefits. This one-of-a-kind home is located in a quiet neighborhood on the border between Kailua and Kaneohe. It is conveniently located to just about everything. If you've ever dreamed of owning a stunning view home, you simply must come see it! **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="#">44-145 Kahinani Way</a>	<a href="#">\$1,895,000</a>	4 & 3/0	3,469   \$546	8,885   \$213	27

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">44-145 Kahinani Way</a>	\$355   \$0   \$0	\$877,900	\$506,200	\$1,384,100	137%	1990 & 2021

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
<a href="#">44-145 Kahinani Way</a>	\$2,000,000	10-22-2021	106%	106%	Conventional

[44-145 Kahinani Way](#) - MLS#: [202115060](#) - Truly a rare find on the Windward side! Spectacular panoramic Kaneohe Bay views from two wrap-around lanais and virtually every window. The tiled main living area has an open flow concept perfect for entertaining with a spacious kitchen, Subzero refrigerator, Viking gas stove and split a/c's throughout. The master bedroom has a large walk-in closet, newer plush carpeting as does the second bedroom with bamboo flooring in the third. A spiral staircase leads to an open loft area. There is a separate spacious one-bedroom guest quarter on its own level. Owned photovoltaic and a newly painted exterior are added benefits. This one-of-a-kind home is located in a quiet neighborhood on the border between Kailua and Kaneohe. It is conveniently located to just about everything. If you've ever dreamed of owning a stunning view home, you simply must come see it! **Region:** Kaneohe **Neighborhood:** Mahinui **Condition:** Above Average **Parking:** 2 Car, Carport, Street **Total Parking:** 2 **View:** Coastline, Garden, Mountain, Ocean **Frontage:** Preservation **Pool:** None **Zoning:** 04 - R-7.5 Residential District **Sale Conditions:** None **Schools:** , , \* [Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info](#)

DOM = Days on Market