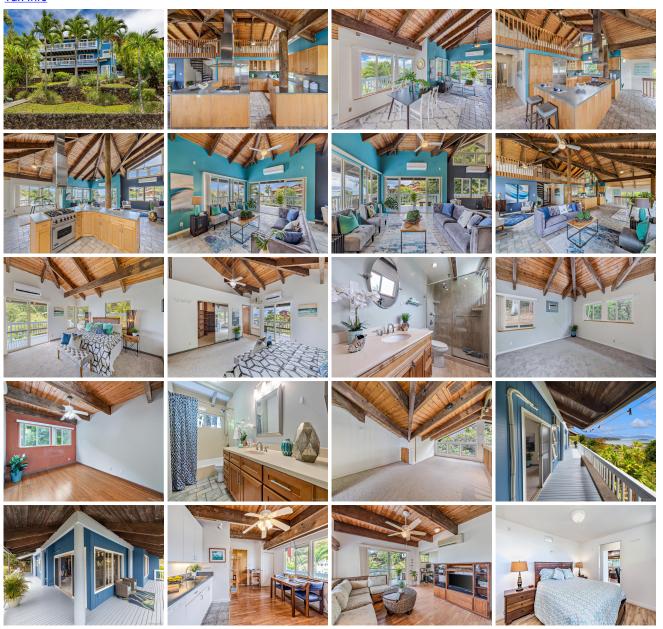
44-145 Kahinani Way, Kaneohe 96744 * \$1,895,000

Sold Date: 10-22-2021 Sold Price: \$2,000,000 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 Land: \$877,900 Tax/Year: \$355/2021 Total Sq. Ft. **4,163** Total: \$1,384,100 Neighborhood: Mahinui Maint./Assoc. \$0 / \$0 Stories / CPR: Two / No Flood Zone: Zone D - Tool

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
44-145 Kahinani Way	\$1,895,000	4 & 3/0	3,469 \$546	8,885 \$213	27

Address	Tax Maint. Ass.	I I	Assessed Building	Assessed Total	Ratio	Year & Remodeled
44-145 Kahinani Way	\$355 \$0 \$0	\$877,900	\$506,200	\$1,384,100	137%	1990 & 2021

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
44-145 Kahinani Way	\$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