

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#: <u>202115060</u>, 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
44-145 Kahinani Way	\$1,895,000	4 & 3/0	3,469 \$546	8,885 \$213	27

Address	Tax Maint. Ass.	Assessed Land	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