45-001 Kuhonu Place, Kaneohe 96744 * $2,995,000

Sold Price:	$2,950,000	Sold Date:	11-30-2021	Sold Ratio:	98%
Beds:	**6**	MLS#:	**202116418, FS**	Year Built:	**1968**
Bath:	**4/1**	Status:	**Sold**	Remodeled:	**2020**
Living Sq. Ft.:	**4,707**	List Date & DOM:	**06-25-2021** & **105**	Total Parking:	**5**
Land Sq. Ft.:	**8,737**	Condition:	**Excellent**	Assessed Value	
Lanai Sq. Ft.:	**481**	Frontage:	**Ocean, Waterfront**	Building:	**$637,200**
Sq. Ft. Other:	**0**	Tax/Year:	**$640/2020**	Land:	**$941,600**
Total Sq. Ft.	**5,188**	Neighborhood:	**Waikalua**	Total:	**$1,578,800**
Maint./Assoc.	**$0 / $0**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**Two / No**
Parking:	**3 Car+, Boat, Carport, Garage**			Frontage:	**Ocean, Waterfront**
Zoning:	**05 - R-5 Residential District**			View:	**Mountain, Ocean, Sunrise**

Public Remarks: Back On Market - Great Opportunity. See video link. Stunning ocean front home like no other. Featuring newer construction with modern architecture, spectacular interior finishes and a prime Kaneohe Bay front location. Great vantage point for fantastic views. Open design with sliding glass doors spanning the oceanfront side of home leading to many lanais to enjoy the beautiful ocean & mountain views. Large format marble pattern floors give the home a seamless flow. High ceilings & many special features. 2-story pillared entrance with 8' glass pivot door opens to a beautiful glass chandelier & glass panel staircase. Spacious classic/modern kitchen with large island bar. Great upstairs wet bar and family room. Versatile floor plan. 3 bdrm up, 3 down, large studio size bedroom up. Tropical gardens surround pond with waterfalls and fountain. Enclosed with glass railings to showcase the spectacular ocean views. Lava rock tile design concrete provides extra parking when entertaining. **Sale Conditions:** None **Schools:** Parker, King, Castle * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
45-001 Kuhonu Place	$2,995,000	6 & 4/1	4,707 | $636	8,737 | $343	105

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
45-001 Kuhonu Place	$640 | $0 | $0	$941,600	$637,200	$1,578,800	190%	1968 & 2020

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
45-001 Kuhonu Place	$2,950,000	11-30-2021	98%	98%	Cash

45-001 Kuhonu Place - MLS#: 202116418 - Back On Market - Great Opportunity. See video link. Stunning ocean front home like no other. Featuring newer construction with modern architecture, spectacular interior finishes and a prime Kaneohe Bay front location. Great vantage point for fantastic views. Open design with sliding glass doors spanning the oceanfront side of home leading to many lanais to enjoy the beautiful ocean & mountain views. Large format marble pattern floors give the home a seamless flow. High ceilings & many special features. 2-story pillared entrance with 8' glass pivot door opens to a beautiful glass chandelier & glass panel staircase. Spacious classic/modern kitchen with large island bar. Great upstairs wet bar and family room. Versatile floor plan. 3 bdrm up, 3 down, large studio size bedroom up. Tropical gardens surround pond with waterfalls and fountain. Enclosed with glass railings to showcase the spectacular ocean views. Lava rock tile design concrete provides extra parking when entertaining. **Region:** Kaneohe **Neighborhood:** Waikalua **Condition:** Excellent **Parking:** 3 Car+, Boat, Carport, Garage **Total Parking:** 5 **View:** Mountain, Ocean, Sunrise **Frontage:** Ocean,Waterfront **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** Parker, King, Castle * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market