

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