45-004 Bayside Place, Kaneohe 96744 * $1,595,000

Sold Price:	$1,675,000	Sold Date:	09-17-2021	Sold Ratio:	105%
Beds:	**4**	MLS#:	**202117921, FS**	Year Built:	**1956**
Bath:	**3/0**	Status:	**Sold**	Remodeled:	**2005**
Living Sq. Ft.:	**2,240**	List Date & DOM:	**07-19-2021** & **10**	Total Parking:	**5**
Land Sq. Ft.:	**6,534**	Condition:	**Above Average**	Assessed Value	
Lanai Sq. Ft.:	**568**	Frontage:	**Ocean, Waterfront**	Building:	**$283,700**
Sq. Ft. Other:	**0**	Tax/Year:	**$312/2021**	Land:	**$884,800**
Total Sq. Ft.	**2,808**	Neighborhood:	**Mahalani**	Total:	**$1,168,500**
Maint./Assoc.	**$0 / $0**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**Two / No**
Parking:	**3 Car+, Boat, Driveway, Garage, Street**	Frontage:	**Ocean, Waterfront**		
Zoning:	**05 - R-5 Residential District**	View:	**Coastline, Mountain, Ocean, Sunrise**		

Public Remarks: Excellent Opportunity to purchase your Dream Waterfront Home on Kaneohe Bay with Dock! This 4 bedroom/3 bath Home is move-in ready and has a spacious Open Floor plan. The gourmet kitchen boasts granite countertops, stainless steel appliances, wine refrigerator, and 2 large sinks. Welcome Guests with their own bedroom and full bath on the first level. Upstairs are 3 additional bedrooms and 2 full baths. The huge primary suite includes a walk-in closet, en suite bathroom and sliding glass doors leading to a great lanai overlooking the Bay and Mountains! This is the perfect spot to start your day watching the sunrise over the water! The yard is beautifully landscaped and ready to entertain family and friends. Boat, kayak, or SUP to the Sand Bar from your Dock! Convenient to shopping, restaurants, parks and Kailua beaches. Easy access to H-3, Likelike, Pali and MCBH, Tripler, & JBPHH. **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
45-004 Bayside Place	$1,595,000	4 & 3/0	2,240 | $712	6,534 | $244	10

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
45-004 Bayside Place	$312 | $0 | $0	$884,800	$283,700	$1,168,500	136%	1956 & 2005

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
45-004 Bayside Place	$1,675,000	09-17-2021	105%	105%	VA

45-004 Bayside Place - MLS#: 202117921 - Excellent Opportunity to purchase your Dream Waterfront Home on Kaneohe Bay with Dock! This 4 bedroom/3 bath Home is move-in ready and has a spacious Open Floor plan. The gourmet kitchen boasts granite countertops, stainless steel appliances, wine refrigerator, and 2 large sinks. Welcome Guests with their own bedroom and full bath on the first level. Upstairs are 3 additional bedrooms and 2 full baths. The huge primary suite includes a walk-in closet, en suite bathroom and sliding glass doors leading to a great lanai overlooking the Bay and Mountains! This is the perfect spot to start your day watching the sunrise over the water! The yard is beautifully landscaped and ready to entertain family and friends. Boat, kayak, or SUP to the Sand Bar from your Dock! Convenient to shopping, restaurants, parks and Kailua beaches. Easy access to H-3, Likelike, Pali and MCBH, Tripler, & JBPHH. **Region:** Kaneohe **Neighborhood:** Mahalani **Condition:** Above Average **Parking:** 3 Car+, Boat, Driveway, Garage, Street **Total Parking:** 5 **View:** Coastline, Mountain, Ocean, Sunrise **Frontage:** Ocean,Waterfront **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market