

44-723 Kaneohe Bay Drive Unit 1, Kaneohe 96744 * \$1,388,800 * Originally \$1,500,000

Sold Price: \$1,300,000 Sold Date: 02-17-2022 Sold Ratio: 94%
 Beds: **3** MLS#: **202120602, FS** Year Built: **1984**
 Bath: **4/0** Status: **Sold** Remodeled:
 Living Sq. Ft.: **2,648** List Date & DOM: **08-31-2021 & 109** Total Parking: **3**
 Land Sq. Ft.: **4,399** Condition: **Average** [Assessed Value](#)
 Lanai Sq. Ft.: **599** Frontage: **Other** Building: **\$364,100**
 Sq. Ft. Other: **0** Tax/Year: **\$449/2021** Land: **\$719,900**
 Total Sq. Ft. **3,247** Neighborhood: **Mahinui** Total: **\$1,084,000**
 Maint./Assoc. **\$0 / \$0** [Flood Zone](#): **Zone D - Tool** Stories / CPR: **Basement, One / Yes**
 Parking: **3 Car+** Frontage: **Other**
[Zoning](#): **04 - R-7.5 Residential District** View: **Garden, Marina/Canal, Ocean**

Public Remarks: Your opportunity to own in Kaneohe Bay. Good for multi-generation living or live in one and rent other units. 3 units with separate entries. 3 story building. 2BD/2BA, 1BD/1BA, a large studio with full baths. Lot size is 4,399 SF per amended condo map. 3 parking or more. Back yard and canal & Kaneohe Bay view. Sold As-Is. No Water access. Also can be sold together with CPR 2(44-725 Kaneohe Bay Dr #2, MLS#202120523). **Sale Conditions:** None **Schools:** [Aikahi](#), [Kailua](#), [Kalaheo](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
44-723 Kaneohe Bay Drive 1	\$1,388,800	3 & 4/0	2,648 \$524	4,399 \$316	109

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
44-723 Kaneohe Bay Drive 1	\$449 \$0 \$0	\$719,900	\$364,100	\$1,084,000	128%	1984 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
44-723 Kaneohe Bay Drive 1	\$1,300,000	02-17-2022	94%	87%	VA

[44-723 Kaneohe Bay Drive 1](#) - MLS#: [202120602](#) - Original price was \$1,500,000 - Your opportunity to own in Kaneohe Bay. Good for multi-generation living or live in one and rent other units. 3 units with separate entries. 3 story building. 2BD/2BA, 1BD/1BA, a large studio with full baths. Lot size is 4,399 SF per amended condo map. 3 parking or more. Back yard and canal & Kaneohe Bay view. Sold As-Is. No Water access. Also can be sold together with CPR 2(44-725 Kaneohe Bay Dr #2, MLS#202120523). **Region:** Kaneohe **Neighborhood:** Mahinui **Condition:** Average **Parking:** 3 Car+ **Total Parking:** 3 **View:** Garden, Marina/Canal, Ocean **Frontage:** Other **Pool:** None **Zoning:** 04 - R-7.5 Residential District **Sale Conditions:** None **Schools:** [Aikahi](#), [Kailua](#), [Kalaheo](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market