

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