

45-005 Holowai Street, Kaneohe 96744 * \$699,000

Sold Price: \$788,888	Sold Date: 03-23-2022	Sold Ratio: 113%
Beds: 3	MLS#: 202203213, FS	Year Built: 1957
Bath: 2/2	Status: Sold	Remodeled:
Living Sq. Ft.: 1,248	List Date & DOM: 02-18-2022 & 10	Total Parking: 4
Land Sq. Ft.: 5,478	Condition: Fair, Needs Major Repair	Assessed Value
Lanai Sq. Ft.: 0	Frontage: Other	Building: \$85,500
Sq. Ft. Other: 0	Tax/Year: \$198/2021	Land: \$593,400
Total Sq. Ft. 1,248	Neighborhood: Waikalua	Total: \$678,900
Maint./Assoc. \$0 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: Split Level / No
Parking: 3 Car+, Carport	Frontage: Other	
Zoning : 05 - R-5 Residential District	View: Marina/Canal, Mountain, Ocean	

Public Remarks: Fantastic opportunity! Level rectangular lot located just one lot from Kaneohe Bay! The existing 3 bedroom home has 2 full bathrooms, a half bath with a sink and toilet, and another half bath with a shower in it, that appears to have previously been a full bathroom. Spacious bonus room. Workshop in carport. Lots of open space for parking. Currently cute ocean, canal and mountain views from the lot, but build up and potentially have expansive views! Peaceful location within the neighborhood. Private shared roadway. Number of bedrooms and bathrooms differs from tax record. Probate sale. Court confirmation may be required. As Is sale. All appliances and other items will remain at the property at closing, whether operable or not. See survey and permit package in supplements. **Sale Conditions:** Probate **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
45-005 Holowai Street	\$699,000	3 & 2/2	1,248 \$560	5,478 \$128	10

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
45-005 Holowai Street	\$198 \$0 \$0	\$593,400	\$85,500	\$678,900	103%	1957 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
45-005 Holowai Street	\$788,888	03-23-2022	113%	113%	Cash

[45-005 Holowai Street](#) - MLS#: [202203213](#) - Fantastic opportunity! Level rectangular lot located just one lot from Kaneohe Bay! The existing 3 bedroom home has 2 full bathrooms, a half bath with a sink and toilet, and another half bath with a shower in it, that appears to have previously been a full bathroom. Spacious bonus room. Workshop in carport. Lots of open space for parking. Currently cute ocean, canal and mountain views from the lot, but build up and potentially have expansive views! Peaceful location within the neighborhood. Private shared roadway. Number of bedrooms and bathrooms differs from tax record. Probate sale. Court confirmation may be required. As Is sale. All appliances and other items will remain at the property at closing, whether operable or not. See survey and permit package in supplements. **Region:** Kaneohe **Neighborhood:** Waikalua **Condition:** Fair, Needs Major Repair **Parking:** 3 Car+, Carport **Total Parking:** 4 **View:** Marina/Canal, Mountain, Ocean **Frontage:** Other **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** Probate **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market