

**45-079 Kaneohe Bay Drive, Kaneohe 96744 \* \$3,250,000**

Sold Price: \$3,260,000      Sold Date: 06-24-2022      Sold Ratio: 100%  
 Beds: **5**      MLS#: **202203742, FS**      Year Built: **1951**  
 Bath: **4/0**      Status: **Sold**      Remodeled:  
 Living Sq. Ft.: **2,784**      List Date & DOM: **03-22-2022 & 13**      Total Parking: **6**  
 Land Sq. Ft.: **113,735**      Condition: **Average**      [Assessed Value](#)  
 Lanai Sq. Ft.: **1,936**      Frontage: **Golf Course, Preservation**      Building: **\$317,000**  
 Sq. Ft. Other: **924**      Tax/Year: **\$938/2022**      Land: **\$2,997,800**  
 Total Sq. Ft. **5,644**      Neighborhood: **Puohala Village**      Total: **\$3,314,800**  
 Maint./Assoc. **\$0 / \$0**      [Flood Zone](#): **Zone X - Tool**      Stories / CPR: **Two / No**  
 Parking: **3 Car+, Driveway**      Frontage: **Golf Course, Preservation**  
[Zoning](#): **62 - P-2 General Preservation**      View: **Golf Course, Mountain, Ocean, Sunset**

**Public Remarks:** Extremely rare opportunity to own this amazing 2.6 acre property on Kaneohe Bay Drive--Fabulous view, location and lot size. First time offered - a perfect opportunity for a private estate, multigenerational living or explore the opportunities! Two existing homes - A well maintained 4 bedroom, 2 full bath home, and a 1 bedroom, 1 bath home are configured on this spacious property. Both homes offer large outdoor covered areas perfect for entertaining and open to the large lawn that includes a variety of mature fruit trees - Mangoes, Pomelo, Star Fruit and Coconut. These homes are permitted as a Non-Conforming Use on this Preservation-2 Zoned (P-2) Property. Bayview Golf Course and Kaneohe Yacht Club are in integral part of this neighborhood. **Sale Conditions:** None **Schools:** [Puohala](#), [King](#), [Castle](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	DOM
<a href="#">45-079 Kaneohe Bay Drive</a>	<a href="#">\$3,250,000</a>	5 & 4/0	2,784   \$1,167	113,735   \$29	13

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">45-079 Kaneohe Bay Drive</a>	\$938   \$0   \$0	\$2,997,800	\$317,000	\$3,314,800	98%	1951 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
<a href="#">45-079 Kaneohe Bay Drive</a>	\$3,260,000	06-24-2022	100%	100%	Conventional

[45-079 Kaneohe Bay Drive](#) - MLS#: [202203742](#) - Extremely rare opportunity to own this amazing 2.6 acre property on Kaneohe Bay Drive--Fabulous view, location and lot size. First time offered - a perfect opportunity for a private estate, multigenerational living or explore the opportunities! Two existing homes - A well maintained 4 bedroom, 2 full bath home, and a 1 bedroom, 1 bath home are configured on this spacious property. Both homes offer large outdoor covered areas perfect for entertaining and open to the large lawn that includes a variety of mature fruit trees - Mangoes, Pomelo, Star Fruit and Coconut. These homes are permitted as a Non-Conforming Use on this Preservation-2 Zoned (P-2) Property. Bayview Golf Course and Kaneohe Yacht Club are in integral part of this neighborhood. **Region:** Kaneohe **Neighborhood:** Puohala Village **Condition:** Average **Parking:** 3 Car+, Driveway **Total Parking:** 6 **View:** Golf Course, Mountain, Ocean, Sunset **Frontage:** Golf Course, Preservation **Pool:** None **Zoning:** 62 - P-2 General Preservation **Sale Conditions:** None **Schools:** [Puohala](#), [King](#), [Castle](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market