

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	View: Golf Course, Mountain, Ocean, Sunset
Zoning : 62 - P-2 General Preservation		

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
45-079 Kaneohe Bay Drive	\$3,250,000	5 & 4/0	2,784 \$1,167	113,735 \$29	13

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
45-079 Kaneohe Bay Drive	\$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
45-079 Kaneohe Bay Drive	\$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