

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
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