

44-044 Kaimalu Place, Kaneohe 96744 * \$1,825,000

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|---|---|--------------------------------|
| Sold Price: \$1,750,000 | Sold Date: 09-12-2022 | Sold Ratio: 96% |
| Beds: 3 | MLS#: <u>202208760</u>, FS | Year Built: 1964 |
| Bath: 2/0 | Status: Sold | Remodeled: |
| Living Sq. Ft.: 1,552 | List Date & DOM: 06-29-2022 & 30 | Total Parking: 4 |
| Land Sq. Ft.: 8,003 | Condition: Above Average | Assessed Value |
| Lanai Sq. Ft.: 0 | Frontage: Ocean, Waterfront | Building: \$103,500 |
| Sq. Ft. Other: 0 | Tax/Year: \$459/2022 | Land: \$997,500 |
| Total Sq. Ft. 1,552 | Neighborhood: Mahinui | Total: \$1,101,000 |
| Maint./Assoc. \$0 / \$0 | Flood Zone : Zone D - Tool | Stories / CPR: One / No |
| Parking: 2 Car, 3 Car+, Driveway, Garage, Street | Frontage: Ocean, Waterfront | |
| Zoning : 04 - R-7.5 Residential District | View: Garden, Mountain, Ocean | |

Public Remarks: Enjoy living in this waterfront property located right off of Kaneohe Bay Drive. The backyard area offers lots of room to entertain and to soak up the sun and majestic mountain views. High ceilings with open beams, newer countertops, a newly built primary shower and an abundance of windows that allow in the natural lighting and just minutes from Kaneohe Bay Yacht Club. You can add a boat dock or apply for a deep water mooring. This home is also located in the Aikahi School District. Please enjoy the attached walk through video. **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 |
|--------------------------------------|-----------------------------|----------|-----------------|---------------|-----|
| 44-044 Kaimalu Place | \$1,825,000 | 3 & 2/0 | 1,552 \$1,176 | 8,003 \$228 | 30 |

| Address | Tax Maint. Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|--------------------------------------|---------------------|---------------|-------------------|----------------|-------|------------------|
| 44-044 Kaimalu Place | \$459 \$0 \$0 | \$997,500 | \$103,500 | \$1,101,000 | 166% | 1964 & NA |

| Address | Sold Price | Sold Date | Sold Ratio | Original Ratio | Sold Terms |
|--------------------------------------|-------------|------------|------------|----------------|------------|
| 44-044 Kaimalu Place | \$1,750,000 | 09-12-2022 | 96% | 96% | VA |

[44-044 Kaimalu Place](#) - MLS#: [202208760](#) - Enjoy living in this waterfront property located right off of Kaneohe Bay Drive. The backyard area offers lots of room to entertain and to soak up the sun and majestic mountain views. High ceilings with open beams, newer countertops, a newly built primary shower and an abundance of windows that allow in the natural lighting and just minutes from Kaneohe Bay Yacht Club. You can add a boat dock or apply for a deep water mooring. This home is also located in the Aikahi School District. Please enjoy the attached walk through video. **Region:** Kaneohe **Neighborhood:** Mahinui **Condition:** Above Average **Parking:** 2 Car, 3 Car+, Driveway, Garage, Street **Total Parking:** 4 **View:** Garden, Mountain, Ocean **Frontage:** Ocean, Waterfront **Pool:** In Ground, Plaster **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