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

Sold Price:	$1,750,000	Sold Date:	09-12-2022	Sold Ratio:	96%
Beds:	**3**	MLS#:	**202208760, 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 though 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 though 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