

**45-211A Lilipuna Road, Kaneohe 96744 \* \$1,990,000**

|                                                                 |                                                   |                                |
|-----------------------------------------------------------------|---------------------------------------------------|--------------------------------|
| Beds: <b>16</b>                                                 | MLS#: <b>202325204, FS</b>                        | Year Built: <b>1949</b>        |
| Bath: <b>9/0</b>                                                | Status: <b>Active Under Contract</b>              | Remodeled: <b>1980</b>         |
| Living Sq. Ft.: <b>8,292</b>                                    | List Date & DOM: <b>11-08-2023 &amp; 82</b>       | Total Parking: <b>9</b>        |
| Land Sq. Ft.: <b>13,086</b>                                     | Condition: <b>Above Average, Average</b>          | <a href="#">Assessed Value</a> |
| Lanai Sq. Ft.: <b>651</b>                                       | Frontage: <b>Other</b>                            | Building: <b>\$838,000</b>     |
| Sq. Ft. Other: <b>0</b>                                         | Tax/Year: <b>\$1,080/2023</b>                     | Land: <b>\$947,900</b>         |
| Total Sq. Ft. <b>8,943</b>                                      | Neighborhood: <b>Lilipuna</b>                     | Total: <b>\$1,785,900</b>      |
| Maint./Assoc. <b>\$0 / \$0</b>                                  | <a href="#">Flood Zone</a> : <b>Zone X - Tool</b> | Stories / CPR: <b>Two / No</b> |
| Parking: <b>3 Car+, Carport, Driveway</b>                       | Frontage: <b>Other</b>                            |                                |
| <a href="#">Zoning</a> : <b>03 - R10 - Residential District</b> | View: <b>Mountain</b>                             |                                |

**Public Remarks:** MOTIVATED Seller. Over \$10,000.00 rental income per month. Immaculate 2-story home nestled in a highly desirable neighborhood amongst estate-sized properties. Whether for living or investing, do not miss this amazing opportunity! Conveniently located near beach and town w/spectacular partial ocean & mountain views. TAX RECORDS DO NOT REFLECT THE ACTUAL NUMBER OF BEDROOMS. Sold As-Is. **Sale Conditions:** None **Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



| Address                               | Price                       | Bd & Bth | Living / Avg. | Land   Avg.    | DOM |
|---------------------------------------|-----------------------------|----------|---------------|----------------|-----|
| <a href="#">45-211A Lilipuna Road</a> | <a href="#">\$1,990,000</a> | 16 & 9/0 | 8,292   \$240 | 13,086   \$152 | 82  |

| Address                               | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|---------------------------------------|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">45-211A Lilipuna Road</a> | \$1,080   \$0   \$0 | \$947,900     | \$838,000         | \$1,785,900    | 111%  | 1949 & 1980      |

**45-211A Lilipuna Road** - MLS#: **202325204** - MOTIVATED Seller. Over \$10,000.00 rental income per month. Immaculate 2-story home nestled in a highly desirable neighborhood amongst estate-sized properties. Whether for living or investing, do not miss this amazing opportunity! Conveniently located near beach and town w/spectacular partial ocean & mountain views. TAX RECORDS DO NOT REFLECT THE ACTUAL NUMBER OF BEDROOMS. Sold As-Is. **Region:** Kaneohe **Neighborhood:** Lilipuna **Condition:** Above Average, Average **Parking:** 3 Car+, Carport, Driveway **Total Parking:** 9 **View:** Mountain **Frontage:** Other **Pool:** None **Zoning:** 03 - R10 - Residential District **Sale Conditions:** None **Schools:** , , \* [Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info](#)

DOM = Days on Market