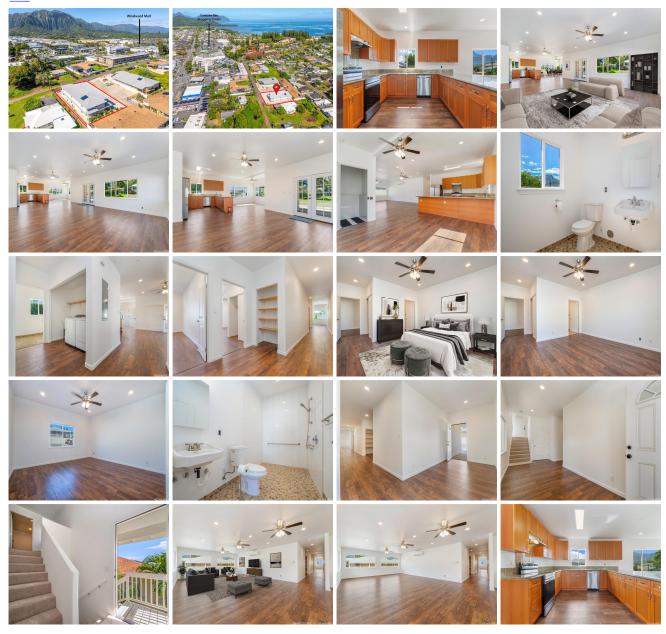
45-1117 Cobb-Adams Road Unit D, Kaneohe 96744 * \$3,200,000 * Originally \$3,500,000

MLS#: 202402885, FS Year Built: 2021 Beds: **12** Bath: 12/2 Status: Active Remodeled: Living Sq. Ft.: **7,480** List Date & DOM: 02-09-2024 & 94 Total Parking: 10 Land Sq. Ft.: 9,217 Condition: Excellent **Assessed Value** Lanai Sq. Ft.: 0 Frontage: Building: \$1,391,900 Sq. Ft. Other: 0 Tax/Year: \$1,443/2024 Land: \$798,500 Total Sq. Ft. **7,480** Neighborhood: Kaneohe Town Total: **\$2,190,400** Maint./Assoc. \$0 / \$0 Flood Zone: Zone X - Tool Stories / CPR: Two / Yes

Parking: **3 Car+, Boat, Driveway** Frontage:

Zoning: 04 - R-7.5 Residential District View: **Mountain**

Public Remarks: Seller Financing may be an option. Here is your opportunity to own this brand new build that has never been lived in that has all of the modern amenities right at your finger tips including an elevator lift for those that are not able to use stairs. This home boast a open floor plan, large bedrooms approx 14'X13' which does not include area of the closet, possible 24 beds total. All bedrooms have ADA accessible bathrooms and door ways. Upgrades include stainless steel kitchen appliances, hard wood cabinets, granite counters, luxury wood laminate floors throughout the home. The floor plan has been carefully designed for the optimal use of space. Downstairs has 6 bedrooms, 6 baths, 1 half bath, kitchen and laundry room. Upstairs is identical but with no laundry. Conveniently located within a few minutes drive to shopping at Windward Mall, grocery stores, community beach parks and more. Don't let this one pass you by. Buyer to do their due diligence. No warranty or guarantees implied. **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info









Matter:

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
45-1117 Cobb-Adams Road D	\$3,200,000	12 & 12/2	7,480 \$428	9,217 \$347	94

Address	Tax Maint. Ass.		Assessed Building	Assessed Total	Ratio	Year & Remodeled
45-1117 Cobb-Adams Road D	\$1,443 \$0 \$0	\$798,500	\$1,391,900	\$2,190,400	146%	2021 & NA

45-1117 Cobb-Adams Road D - MLS#: 202402885 - Original price was \$3,500,000 - Seller Financing may be an option. Here is your opportunity to own this brand new build that has never been lived in that has all of the modern amenities right at your finger tips including an elevator lift for those that are not able to use stairs. This home boast a open floor plan, large bedrooms approx 14'X13' which does not include area of the closet, possible 24 beds total. All bedrooms have ADA accessible bathrooms and door ways. Upgrades include stainless steel kitchen appliances, hard wood cabinets, granite counters, luxury wood laminate floors throughout the home. The floor plan has been carefully designed for the optimal use of space. Downstairs has 6 bedrooms, 6 baths, 1 half bath, kitchen and laundry room. Upstairs is identical but with no laundry. Conveniently located within a few minutes drive to shopping at Windward Mall, grocery stores, community beach parks and more. Don't let this one pass you by. Buyer to do their due diligence. No warranty or guarantees implied. Region: Kaneohe Neighborhood: Kaneohe Town Condition: Excellent Parking: 3 Car+, Boat, Driveway Total Parking: 10 View: Mountain Frontage: Pool: None Zoning: 04 - R-7.5 Residential District Sale Conditions: None Schools: , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market