

## 45-252 William Henry Road Unit F, Kaneohe 96744 \* \$1,745,000 \* Originally \$1,798,000

|                                                                 |                                                   |                                 |
|-----------------------------------------------------------------|---------------------------------------------------|---------------------------------|
| Beds: <b>6</b>                                                  | MLS#: <b>202403004, FS</b>                        | Year Built: <b>2024</b>         |
| Bath: <b>4/0</b>                                                | Status: <b>Active Under Contract</b>              | Remodeled:                      |
| Living Sq. Ft.: <b>3,400</b>                                    | List Date & DOM: <b>02-09-2024 &amp; 66</b>       | Total Parking: <b>6</b>         |
| Land Sq. Ft.: <b>7,722</b>                                      | Condition: <b>Excellent</b>                       | <a href="#">Assessed Value</a>  |
| Lanai Sq. Ft.: <b>262</b>                                       | Frontage:                                         | Building: <b>\$0</b>            |
| Sq. Ft. Other: <b>188</b>                                       | Tax/Year: <b>\$187/2024</b>                       | Land: <b>\$616,700</b>          |
| Total Sq. Ft. <b>3,850</b>                                      | Neighborhood: <b>Kaneohe Town</b>                 | Total: <b>\$616,700</b>         |
| Maint./Assoc. <b>\$36 / \$0</b>                                 | <a href="#">Flood Zone</a> : <b>Zone X - Tool</b> | Stories / CPR: <b>Two / Yes</b> |
| Parking: <b>3 Car+, Driveway, Garage</b>                        | Frontage:                                         |                                 |
| <a href="#">Zoning</a> : <b>04 - R-7.5 Residential District</b> | View: <b>Mountain</b>                             |                                 |

**Public Remarks:** We are looking for a back up offer! BRAND NEW 2-story home with wet bar in William Henry Estates, majestic views of the Ko'olau Mountains. High quality construction with lovely finishes throughout. This expansive floor plan offers many possibilities and is ideal for multi-generational living or for investors. 3 bedrooms/ 2 baths on the 1st level and 3 bedrooms/ 2 baths on 2nd level, possibility to do 2 separate living area with separate entrances, live in one and rent the other. Other features include split AC, white shaker cabinets, quartz countertops, stainless steel appliances, pantry, tile & vinyl plank flooring, ceiling fans, & automatic water sprinklers. Additional features include owner's suite, in-law suite, covered lanai, solar water heater and enclosed garage with 220 outlet for your electric vehicle. Minutes to shopping, restaurants, schools, parks, golf course and easy access to H-3, Pali & Likelike Hwy. **Sale Conditions:** None **Schools:** [Parker](#), [King](#), [Castle](#)  
\* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



| Address                                     | Price              | Bd & Bth | Living / Avg. | Land   Avg.   | DOM |
|---------------------------------------------|--------------------|----------|---------------|---------------|-----|
| <a href="#">45-252 William Henry Road F</a> | <b>\$1,745,000</b> | 6 & 4/0  | 3,400   \$513 | 7,722   \$226 | 66  |

| Address                                     | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|---------------------------------------------|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">45-252 William Henry Road F</a> | \$187   \$36   \$0  | \$616,700     | \$0               | \$616,700      | 283%  | 2024 & NA        |

[45-252 William Henry Road F](#) - MLS#: [202403004](#) - Original price was \$1,798,000 - We are looking for a back up offer! BRAND NEW 2-story home with wet bar in William Henry Estates, majestic views of the Ko'olau Mountains. High quality construction with lovely finishes throughout. This expansive floor plan offers many possibilities and is ideal for multi-generational living or for investors. 3 bedrooms/ 2 baths on the 1st level and 3 bedrooms/ 2 baths on 2nd level, possibility to do 2 separate living area with separate entrances, live in one and rent the other. Other features include split AC, white shaker cabinets, quartz countertops, stainless steel appliances, pantry, tile & vinyl plank flooring, ceiling fans, & automatic water sprinklers. Additional features include owner's suite, in-law suite, covered lanai, solar water heater and enclosed garage with 220 outlet for your electric vehicle. Minutes to shopping, restaurants, schools, parks, golf course and easy access to H-3, Pali & Likelike Hwy. **Region:** Kaneohe **Neighborhood:** Kaneohe Town **Condition:** Excellent **Parking:** 3 Car+, Driveway, Garage **Total Parking:** 6 **View:** Mountain **Frontage:** **Pool:** None **Zoning:** 04 - R-7.5 Residential District **Sale Conditions:** None **Schools:** [Parker](#), [King](#), [Castle](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market