| <u>45-005 Holowai Street, I</u> | Kaneohe 9674 | <u>4</u> * \$1,290,000 * | Originally \$1,348,000 | | |
|---------------------------------------|------------------|-----------------------------|---------------------------|--|--|
| Beds: 4 | MLS#: | <u>202403861</u> , FS | Year Built: 1957 | | |
| Bath: 3/0 | Status: | Active | Remodeled: 2023 | | |
| Living Sq. Ft.: 1,560 | List Date & DOM: | 02-23-2024 & 76 | Total Parking: 6 | | |
| Land Sq. Ft.: 5,478 | Condition: | Excellent, Above Average | Assessed Value | | |
| Lanai Sq. Ft.: 0 | Frontage: | Other | Building: \$75,500 | | |
| Sq. Ft. Other: 0 | Tax/Year: | \$232/2023 | Land: \$719,800 | | |
| Total Sq. Ft. 1,560 | Neighborhood: | Waikalua | Total: \$795,300 | | |
| Maint./Assoc. \$0 / \$0 | Flood Zone: | Zone X - <u>Tool</u> | Stories / CPR: One / No | | |
| Parking: 3 Car+, Driveway | Frontage: Other | | | | |
| Zoning: 05 - R-5 Residential District | | View: Ocean | | | |

Public Remarks: Move in Ready! Beautiful ocean views from this well kept and recently renovated home. Well thought out floorplan features a 3BR/2BA main residence PLUS a 1BR/1BA unit perfect for rental income or extended family and visitors. No expense spared finishes create a feeling of a lavish beach house w/ wave tiles & color matched cabinets. Vaulted open ceilings gives you an airy and expansive feel. The renovated Eat-In kitchen features stainless steel appliances and Quartz countertops. There are ceiling fans in all the rooms plus split A/C units to keep you cool during the hot summer days. Outside lighting tastefully lights up the home at night. Large windows & numerous patio doors allow ocean breezes & a feeling of outside inside living. W/D hookups with utility sink. Located in a quiet sought after neighborhood of only 14 homes. Nearby Kaneohe beach park & newly installed playground plus amazing hike around the golf course & fishpond. Kayak to Coconut Island/Kaneohe sandbar or play a round of golf. Truly a must see home inside & on site to appreciate the beauty, comfort and spaciousness. Some photos have been virtually enhanced. **Sale Conditions:** None **Schools:** , , * <u>Request Showing</u>, <u>Photos</u>, <u>History</u>, <u>Maps</u>, <u>Deed</u>, <u>Watch List</u>, <u>Tax Info</u>



| Address | Price | Bd & Bth | Living / Avg. | Land Avg. | DOM |
|-----------------------|--------------------|----------|---------------|---------------|-----|
| 45-005 Holowai Street | <u>\$1,290,000</u> | 4 & 3/0 | 1,560 \$827 | 5,478 \$235 | 76 |

| Address | Tax Maint. Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|-----------------------|---------------------|------------------|----------------------|-------------------|-------|---------------------|
| 45-005 Holowai Street | \$232 \$0 \$0 | \$719,800 | \$75,500 | \$795,300 | 162% | 1957 & 2023 |

45-005 Holowai Street - MLS#: 202403861 - Original price was \$1,348,000 - Move in Ready! Beautiful ocean views from this well kept and recently renovated home. Well thought out floorplan features a 3BR/2BA main residence PLUS a 1BR/1BA unit perfect for rental income or extended family and visitors. No expense spared finishes create a feeling of a lavish beach house w/ wave tiles & color matched cabinets. Vaulted open ceilings gives you an airy and expansive feel. The renovated Eat-In kitchen features stainless steel appliances and Quartz countertops. There are ceiling fans in all the rooms plus split A/C units to keep you cool during the hot summer days. Outside lighting tastefully lights up the home at night. Large windows & numerous patio doors allow ocean breezes & a feeling of outside inside living. W/D hookups with utility sink. Located in a quiet sought after neighborhood of only 14 homes. Nearby Kaneohe beach park & newly installed playground plus amazing hike around the golf course & fishpond. Kayak to Coconut Island/Kaneohe sandbar or play a round of golf. Truly a must see home inside & on site to appreciate the beauty, comfort and spaciousness. Some photos have been virtually enhanced. **Region:** Kaneohe **Neighborhood:** Waikalua **Condition:** Excellent, Above Average **Parking:** 3 Car+, Driveway **Total Parking:** 6 **View:** Ocean **Frontage:** Other **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** , , * <u>Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info</u>