<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>