

45-410 Kuaua Way, Kaneohe 96744 * **\$950,000**

Beds: 4	MLS#: 202406278, FS	Year Built: 1982
Bath: 3/0	Status: Pending	Remodeled:
Living Sq. Ft.: 1,624	List Date & DOM: 03-13-2024 & 18	Total Parking: 2
Land Sq. Ft.: 4,634	Condition: Average, Fair	Assessed Value
Lanai Sq. Ft.: 136	Frontage:	Building: \$263,800
Sq. Ft. Other: 0	Tax/Year: \$251/2023	Land: \$736,300
Total Sq. Ft. 1,760	Neighborhood: Mahinui	Total: \$1,000,100
Maint./Assoc. \$0 / \$85	Flood Zone : Zone D - Tool	Stories / CPR: Two / No
Parking: 2 Car	Frontage:	
Zoning : 03 - R10 - Residential District	View: Coastline, Mountain, Ocean	

Public Remarks: Welcome to beautiful Kaneohe! This lovingly maintained home includes ocean and beautiful Koolau Mountain VIEWS! Offered at a true value, priced under the tax assessed value. This 4/3 GEM is located in a fantastic community and rarely available neighborhood in "upper" Mahinui. This delightful home offers a versatile interior floorplan - perfect for multi-generational (or rental) potential w/a bonus family room area (or luxurious primary bed) that includes a separate entrance, large closet, full bathroom and a wet bar. Constructed in 1982, this property is being offered on the market for the first time. Lots of upgrades - brand new carpet, paint & brand new exterior stairs PLUS brand new deck - a perfect spot for entertaining. Interior laundry W/D hookup and garage W/D hookup. Low HOA \$85/month fees allow access to the Parkway community rec center w/swimming pool, tennis and basketball courts, gym and party room. Imagine the convenience - just a few minutes away from freeway on ramps/off ramps, shopping and dining at Windward City Shopping Center, 10 minutes to Windward Mall, Kaneohe MCBH and 20 minutes to downtown Honolulu. Visit Open House on Sunday, 3/24 from 2PM to 5PM! **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
45-410 Kuaua Way	\$950,000	4 & 3/0	1,624 \$585	4,634 \$205	18

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
45-410 Kuaua Way	\$251 \$0 \$85	\$736,300	\$263,800	\$1,000,100	95%	1982 & NA

[45-410 Kuaua Way](#) - MLS#: [202406278](#) - Welcome to beautiful Kaneohe! This lovingly maintained home includes ocean and beautiful Koolau Mountain VIEWS! Offered at a true value, priced under the tax assessed value. This 4/3 GEM is located in a fantastic community and rarely available neighborhood in "upper" Mahinui. This delightful home offers a versatile interior floorplan - perfect for multi-generational (or rental) potential w/a bonus family room area (or luxurious primary bed) that includes a separate entrance, large closet, full bathroom and a wet bar. Constructed in 1982, this property is being offered on the market for the first time. Lots of upgrades - brand new carpet, paint & brand new exterior stairs PLUS brand new deck - a perfect spot for entertaining. Interior laundry W/D hookup and garage W/D hookup. Low HOA \$85/month fees allow access to the Parkway community rec center w/swimming pool, tennis and basketball courts, gym and party room. Imagine the convenience - just a few minutes away from freeway on ramps/off ramps, shopping and dining at Windward City Shopping Center, 10 minutes to Windward Mall, Kaneohe MCBH and 20 minutes to downtown Honolulu. Visit Open House on Sunday, 3/24 from 2PM to 5PM! **Region:** Kaneohe **Neighborhood:** Mahinui **Condition:** Average, Fair **Parking:** 2 Car **Total Parking:** 2 **View:** Coastline, Mountain, Ocean **Frontage:** **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