

45-434 Kulauli Street, Kaneohe 96744 * \$1,350,000

Bed: 3	MLS#: 202406447, FS	Year Built: 1951
Bath: 2/0	Status: Active Under Contract	Remodeled:
Living Sq. Ft.: 1,170	List Date & DOM: 03-16-2024 & 41	Total Parking: 4
Land Sq. Ft.: 7,495	Condition: Excellent	Assessed Value
Lanai Sq. Ft.: 0	Frontage: Other	Building: \$194,400
Sq. Ft. Other: 0	Tax/Year: \$221/2023	Land: \$801,900
Total Sq. Ft. 1,170	Neighborhood: Puohala Village	Total: \$996,300
Maint./Assoc. \$0 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: One / No
Parking: 3 Car+, Driveway, Garage, Street	Frontage: Other	
Zoning : 04 - R-7.5 Residential District	View: Mountain, Sunrise	

Public Remarks: This home shows true pride in ownership and has been lovingly remodeled by the same family for decades. Come home to your own private oasis with a fully fenced and landscaped backyard. Mature puakenikeni trees bloom regularly – a possibility for your own lei making business! Upgrades include: primary bedroom addition with ensuite bathroom, wraparound Trex deck, split or window ACs in each room, kitchen remodeled in 2008 (appliances are newer), new garage door motor, newer roof and owned PV, and exterior recently painted. Tons of storage throughout—wall-mounted storage racks in the 2-car garage, attic storage, a workshop area off the patio, and a large storage shed in back with electricity. Sentricon system throughout the yard. Conveniently located near Windward City Shopping Center with easy access to Likelike, Pali & H3. **Sale Conditions:** None **Schools:** [Puohala](#), [King](#), [Castle](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
45-434 Kulauli Street	\$1,350,000	3 & 2/0	1,170 \$1,154	7,495 \$180	41

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
45-434 Kulauli Street	\$221 \$0 \$0	\$801,900	\$194,400	\$996,300	136%	1951 & NA

45-434 Kulauli Street - MLS#: **202406447** - This home shows true pride in ownership and has been lovingly remodeled by the same family for decades. Come home to your own private oasis with a fully fenced and landscaped backyard. Mature puakenikeni trees bloom regularly - a possibility for your own lei making business! Upgrades include: primary bedroom addition with ensuite bathroom, wraparound Trex deck, split or window ACs in each room, kitchen remodeled in 2008 (appliances are newer), new garage door motor, newer roof and owned PV, and exterior recently painted. Tons of storage throughout—wall-mounted storage racks in the 2-car garage, attic storage, a workshop area off the patio, and a large storage shed in back with electricity. Sentricon system throughout the yard. Conveniently located near Windward City Shopping Center with easy access to Likelike, Pali & H3. **Region:** Kaneohe **Neighborhood:** Puohala Village **Condition:** Excellent **Parking:** 3 Car+, Driveway, Garage, Street **Total Parking:** 4 **View:** Mountain, Sunrise **Frontage:** Other **Pool:** None **Zoning:** 04 - R-7.5 Residential District **Sale Conditions:** None **Schools:** [Puohala](#), [King](#), [Castle](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market