

## 45-042 Kaneohe Bay Drive, Kaneohe 96744 \* \$1,495,000

Beds: <b>5</b>	MLS#: <b>202406666, FS</b>	Year Built: <b>1970</b>
Bath: <b>3/0</b>	Status: <b>Active Under Contract</b>	Remodeled: <b>2021</b>
Living Sq. Ft.: <b>2,046</b>	List Date & DOM: <b>04-02-2024 &amp; 9</b>	Total Parking: <b>8</b>
Land Sq. Ft.: <b>7,959</b>	Condition: <b>Excellent</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>450</b>	Frontage:	Building: <b>\$335,400</b>
Sq. Ft. Other: <b>100</b>	Tax/Year: <b>\$284/2023</b>	Land: <b>\$837,600</b>
Total Sq. Ft. <b>2,596</b>	Neighborhood: <b>Bay View Estates</b>	Total: <b>\$1,173,000</b>
Maint./Assoc. <b>\$0 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone X - Tool</b>	Stories / CPR: <b>Two, Split Level / No</b>
Parking: <b>2 Car, 3 Car+, Boat, Carport, Driveway, Street</b>	Frontage:	
<a href="#">Zoning</a> : <b>04 - R-7.5 Residential District</b>	View: <b>Garden, Ocean</b>	

**Public Remarks:** Welcome to this beautiful Kaneohe Bay Drive home. Spend your days lounging by the sparkling salt water pool and warming up in the spa with the family. This 5 bedroom 3 bath home has been lovingly updated with a photo voltaic system and back up Tesla battery pack to keep the bills down. There is an extra parking spot for a car or boat and work shop for the creative person needing extra space. The front yard has a beautiful garden area with tropical landscaping. The 7,959 sf lot opportunity is in a great location directly across the street from the YWCA Kokokahi and easy traveling distance between Kaneohe and Kailua. The survey is attached. **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
<a href="#">45-042 Kaneohe Bay Drive</a>	<a href="#">\$1,495,000</a>	5 & 3/0	2,046   \$731	7,959   \$188	9

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">45-042 Kaneohe Bay Drive</a>	\$284   \$0   \$0	\$837,600	\$335,400	\$1,173,000	127%	1970 & 2021

[45-042 Kaneohe Bay Drive](#) - MLS#: [202406666](#) - Welcome to this beautiful Kaneohe Bay Drive home. Spend your days lounging by the sparkling salt water pool and warming up in the spa with the family. This 5 bedroom 3 bath home has been lovingly updated with a photo voltaic system and back up Tesla battery pack to keep the bills down. There is an extra parking spot for a car or boat and work shop for the creative person needing extra space. The front yard has a beautiful garden area with tropical landscaping. The 7,959 sf lot opportunity is in a great location directly across the street from the YWCA Kokokahi and easy traveling distance between Kaneohe and Kailua. The survey is attached. **Region:** Kaneohe **Neighborhood:** Bay View Estates **Condition:** Excellent **Parking:** 2 Car, 3 Car+, Boat, Carport, Driveway, Street **Total Parking:** 8 **View:** Garden, Ocean **Frontage:** Pool: In Ground,Spa/HotTub,Tile **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