

**45-517 Waikalua Place, Kaneohe 96744 \* \* \$1,700,000**

Beds: **6**  
 Bath: **5/0**  
 Living Sq. Ft.: **2,602**  
 Land Sq. Ft.: **8,303**  
 Lanai Sq. Ft.: **0**  
 Sq. Ft. Other: **108**  
 Total Sq. Ft. **2,710**  
 Maint./Assoc. **\$0 / \$0**  
 Parking: **3 Car+**  
**Zoning: 62 - P-2 General Preservation**

MLS#: **202400665, FS**  
 Status: **Active**  
 List Date & DOM: **01-26-2024 & 172**  
 Condition: **Above Average, Average**  
 Frontage:  
 Tax/Year: **\$353/2023**  
 Neighborhood: **Halepuu**  
**Flood Zone: Zone X - Tool**  
 Frontage:  
 View: **Mountain**

Year Built: **1987**  
 Remodeled: **2023**  
 Total Parking: **5**  
**Assessed Value**  
 Building: **\$389,700**  
 Land: **\$819,100**  
 Total: **\$1,208,800**  
 Stories / CPR: **Two / No**

**Public Remarks:** This spacious 6 bedroom, 5 bath two story single family house ensures easy access and convenience. Floorplan offers flexibility for additional rental income or extended family accommodations. This unique multifamily property is currently split into 3 separate units, consisting of one 3 bed / 2 bath unit, one 2 bed / 2 bath unit, and one 1 bed / 1bath unit. located near the center of Kaneohe town with easy access to freeways, shopping centers, mall, restaurants and more. Don't miss the chance to make this your very own! Buyer is to do their due diligence. To be sold as is. **Sale Conditions:** Subject To Repl. Property **Schools:** [Heeia](#), [King](#), [Castle](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	Lanai	Occ.	FL	DOM
<a href="#">45-517 Waikalua Place</a>	<a href="#">\$1,700,000</a>	6 & 5/0	2,602   \$653	8,303   \$205	0	0%	0	172

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">45-517 Waikalua Place</a>	\$353   \$0   \$0	\$819,100	\$389,700	\$1,208,800	141%	1987 & 2023

[45-517 Waikalua Place](#) - MLS#: [202400665](#) - This spacious 6 bedroom, 5 bath two story single family house ensures easy access and convenience. Floorplan offers flexibility for additional rental income or extended family accommodations. This unique multifamily property is currently split into 3 separate units, consisting of one 3 bed / 2 bath unit, one 2 bed / 2 bath unit, and one 1 bed / 1bath unit. located near the center of Kaneohe town with easy access to freeways, shopping centers, mall, restaurants and more. Don't miss the chance to make this your very own! Buyer is to do their due diligence. To be sold as is. **Region:** Kaneohe **Neighborhood:** Halepuu **Condition:** Above Average, Average **Parking:** 3 Car+ **Total Parking:** 5 **View:** Mountain **Frontage:** **Pool:** None **Zoning:** 62 - P-2 General Preservation **Sale Conditions:** Subject To Repl. Property **Schools:** [Heeia](#), [King](#), [Castle](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number