

## 44-313 Kaneohe Bay Drive Unit B, Kaneohe 96744 \*\* \$2,500,000

Beds: **4**  
Bath: **3/0**  
Living Sq. Ft.: **2,284**

Land Sq. Ft.: **6,882**

Lanai Sq. Ft.: **398**

Sq. Ft. Other: **320**

Total Sq. Ft. **3,002**

Maint./Assoc. **\$0 / \$100**

Parking: **3 Car+, Driveway, Garage**

**Zoning: 03 - R10 - Residential District**

MLS#: **202409331, FS**

Status: **Active**

List Date & DOM: **05-21-2024 & 56**

Condition: **Excellent, Above Average**

Frontage: **Other**

Tax/Year: **\$876/2023**

Neighborhood: **Kaneohe Bay**

**Flood Zone: Zone D - Tool**

Frontage: **Other**

View: **Mountain, Ocean, Sunrise, Sunset**

Year Built: **1993**

Remodeled:

Total Parking: **6**

[Assessed Value](#)

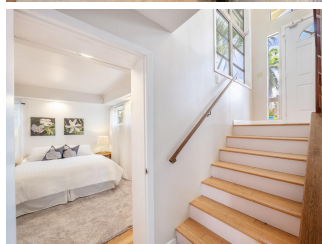
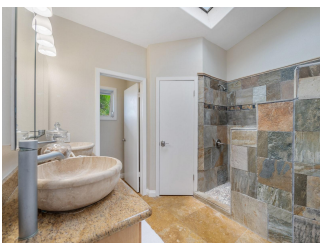
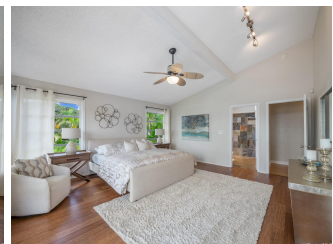
Building: **\$464,400**

Land: **\$1,106,300**

Total: **\$1,570,700**

Stories / CPR: **Two / No**

**Public Remarks:** Experience the epitome of Hawaii living in this exquisite home boasting breathtaking views of Kaneohe Bay, the majestic Ko'olau mountain range, and Coconut Island from the living room, kitchen and dining area and the primary suite, all with vaulted ceilings. Outside on the spacious second-story covered lanai, you'll enjoy lounging, sharing meals and entertaining. This executive residence provides a versatile layout, featuring 3 beds and 2 baths on the upper level, and a lower-level in-law suite, with two separate entrances, complete with its own bedroom, bath, living area and kitchen. With an expansive 4-car garage, featuring a Tesla charging station, the possibilities abound. Nestled on a private lane, adorned with just 8 well-maintained custom homes, featuring underground electricity, this property offers exclusive access to the ocean. Situated on the border of Kaneohe and Kailua, this home lies within the prestigious Aikahi elementary and Kalaheo high school districts. Commuting to Honolulu is effortless via the nearby H3 with minimal traffic. Homes on this private lane rarely become available, so don't miss your opportunity to own this luxury view home on the Windward side. **Sale Conditions:** None **Schools:** [Aikahi](#), [Kailua](#), [Kalaheo](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)





Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	Lanai	Occ.	FL	DOM
<a href="#">44-313 Kaneohe Bay Drive B</a>	\$2,500,000	4 & 3/0	2,284   \$1,095	6,882   \$363	398	0%	0	56

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">44-313 Kaneohe Bay Drive B</a>	\$876   \$0   \$100	\$1,106,300	\$464,400	\$1,570,700	159%	1993 & NA

[44-313 Kaneohe Bay Drive B](#) - MLS#: [202409331](#) - Experience the epitome of Hawaii living in this exquisite home boasting breathtaking views of Kaneohe Bay, the majestic Ko'olau mountain range, and Coconut Island from the living room, kitchen and dining area and the primary suite, all with vaulted ceilings. Outside on the spacious second-story covered lanai, you'll enjoy lounging, sharing meals and entertaining. This executive residence provides a versatile layout, featuring 3 beds and 2 baths on the upper level, and a lower-level in-law suite, with two separate entrances, complete with its own bedroom, bath, living area and kitchen. With an expansive 4-car garage, featuring a Tesla charging station, the possibilities abound. Nestled on a private lane, adorned with just 8 well-maintained custom homes, featuring underground electricity, this property offers exclusive access to the ocean. Situated on the border of Kaneohe and Kailua, this home lies within the prestigious Aikahi elementary and Kalaheo high school districts. Commuting to Honolulu is effortless via the nearby H3 with minimal traffic. Homes on this private lane rarely become available, so don't miss your opportunity to own this luxury view home on the Windward side. **Region:** Kaneohe **Neighborhood:** Kaneohe Bay **Condition:** Excellent, Above Average **Parking:** 3 Car+, Driveway, Garage **Total Parking:** 6 **View:** Mountain, Ocean, Sunrise, Sunset **Frontage:** Other **Pool:** None **Zoning:** 03 - R10 - Residential District **Sale Conditions:** None **Schools:** [Aikahi](#), [Kailua](#), [Kalaheo](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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