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

 Beds: 4
 MLS#: 202409331, FS
 Year Built: 1993

 Bath: 3/0
 Status: Active
 Remodeled:

 Living Sq. Ft.: 2,284
 List Date & DOM: 05-21-2024 & 36
 Total Parking: 6

Land Sq. Ft.: 6,882 Condition: Excellent, Above Assessed Value

Assessed Value

 Lanai Sq. Ft.: 398
 Frontage: Other
 Building: \$464,400

 Sq. Ft. Other: 320
 Tax/Year: \$876/2023
 Land: \$1,106,300

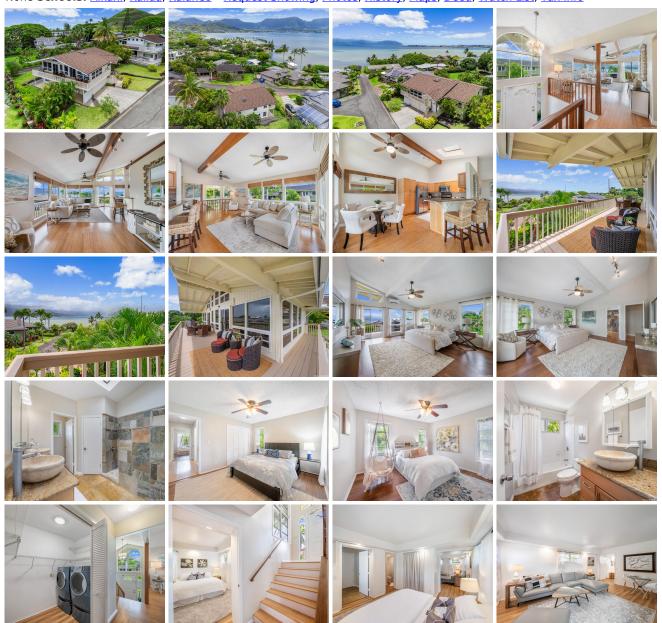
 Total Sq. Ft. 3,002
 Neighborhood: Kaneohe Bay
 Total: \$1,570,700

 Maint./Assoc. \$0 / \$100
 Flood Zone: Zone D - Tool
 Stories / CPR: Two / No

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

**Zoning:** 03 - R10 - Residential District View: Mountain, Ocean, Sunrise, Sunset

**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
44-313 Kaneohe Bay Drive B	\$2,500,000	4 & 3/0	2,284	\$1,095	6,882	\$363	398	0%	0	36

Address	∣Iax∣Maint.∣Ass. ∣	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
44-313 Kaneohe Bay Drive B	\$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