

47-304 Lulani Street Unit D, Kaneohe 96744 ** \$1,395,000

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|---|---|--------------------------------|
| Beds: 4 | MLS#: 202410736, FS | Year Built: 1967 |
| Bath: 3/0 | Status: Active Under Contract | Remodeled: 2020 |
| Living Sq. Ft.: 2,154 | List Date & DOM: 06-01-2024 & 15 | Total Parking: 4 |
| Land Sq. Ft.: 7,886 | Condition: Above Average, Average | Assessed Value |
| Lanai Sq. Ft.: 154 | Frontage: Other | Building: \$382,100 |
| Sq. Ft. Other: 154 | Tax/Year: \$397/2023 | Land: \$1,079,800 |
| Total Sq. Ft. 2,462 | Neighborhood: Lulani Ocean | Total: \$1,469,000 |
| Maint./Assoc. \$0 / \$0 | Flood Zone : Zone D - Tool | Stories / CPR: Two / No |
| Parking: 3 Car+, Carport, Driveway, Street | Frontage: Other | |
| Zoning : 03 - R10 - Residential District | View: Coastline, Mountain, Ocean, Sunrise | |

Public Remarks: How many properties have an unobstructed view plane of Kaneohe Bay Sandbar that stretches for 2.5 miles and beyond? This one does! Phenomenal ocean and coastline views; the gift that just keeps giving day & night. Never a dull moment on the Bay while watching the ever-changing kaleidoscopic colors of the Bay, w/jaw-dropping sunrises & stunning moonrises. This 4bed/3bath home is located on a dead-end private road w/only 10 homes and is one block to Kaneohe Bay access. Lulani Ocean neighborhood is an active close-knit community with a deep respect for Kaneohe Bay and enjoys all it has to offer; boating, paddling, sailing, cruising the Bay, Sandbar BBQs, fishing, snorkeling, diving. Ocean enthusiasts, here it is. The home has a 4th bedroom on the lower level w/wet bar & separate entrance, nice for generating extra income, accommodating guests or an office. Upstairs includes a 3bed/2bath, flexible & open floor plan, hardwood flooring, a study, remodeled bathrooms in 2018 and a wonderful enclosed lanai area built in 2020. Nicely landscaped usable yard with an awesome covered lanai area, w/views of course! And there's also a great storage area. Don't miss this one! Shown by appt only. **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)





| Address | Price | Bd & Bth | Living / Avg. | Land Avg. | Lanai | Occ. | FL | DOM |
|--|-----------------------------|----------|---------------|---------------|-------|------|----|-----|
| 47-304 Lulani Street D | \$1,395,000 | 4 & 3/0 | 2,154 \$648 | 7,886 \$177 | 154 | 0% | 0 | 15 |

| Address | Tax Maint. Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|--|---------------------|---------------|-------------------|----------------|-------|------------------|
| 47-304 Lulani Street D | \$397 \$0 \$0 | \$1,079,800 | \$382,100 | \$1,469,000 | 95% | 1967 & 2020 |

[47-304 Lulani Street D](#) - MLS#: [202410736](#) - How many properties have an unobstructed view plane of Kaneohe Bay Sandbar that stretches for 2.5 miles and beyond? This one does! Phenomenal ocean and coastline views; the gift that just keeps giving day & night. Never a dull moment on the Bay while watching the ever-changing kaleidoscopic colors of the Bay, w/jaw-dropping sunrises & stunning moonrises. This 4bed/3bath home is located on a dead-end private road w/only 10 homes and is one block to Kaneohe Bay access. Lulani Ocean neighborhood is an active close-knit community with a deep respect for Kaneohe Bay and enjoys all it has to offer; boating, paddling, sailing, cruising the Bay, Sandbar BBQs, fishing, snorkeling, diving. Ocean enthusiasts, here it is. The home has a 4th bedroom on the lower level w/wet bar & separate entrance, nice for generating extra income, accommodating guests or an office. Upstairs includes a 3bed/2bath, flexible & open floor plan, hardwood flooring, a study, remodeled bathrooms in 2018 and a wonderful enclosed lanai area built in 2020. Nicely landscaped usable yard with an awesome covered lanai area, w/views of course! And there's also a great storage area. Don't miss this one! Shown by appt only. **Region:** Kaneohe **Neighborhood:** Lulani Ocean **Condition:** Above Average, Average **Parking:** 3 Car+, Carport, Driveway, Street **Total Parking:** 4 **View:** Coastline, Mountain, Ocean, Sunrise **Frontage:** Other **Pool:** None **Zoning:** 03 - R10 - Residential District **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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