

44-317 Kaneohe Bay Drive Unit 3, Kaneohe 96744 * * \$2,450,000

Beds: 4	MLS#: 202412624, FS	Year Built: 1991
Bath: 3/0	Status: Cancelled	Remodeled: 2022
Living Sq. Ft.: 2,300	List Date & DOM: 06-05-2024 & 21	Total Parking: 2
Land Sq. Ft.: 8,246	Condition: Excellent	Assessed Value
Lanai Sq. Ft.: 424	Frontage: Other	Building: \$536,500
Sq. Ft. Other: 150	Tax/Year: \$480/2024	Land: \$1,231,500
Total Sq. Ft. 2,874	Neighborhood: Kaneohe Bay	Total: \$1,768,000
Maint./Assoc. \$0 / \$100	Flood Zone : Zone D - Tool	Stories / CPR: Split Level / No
Parking: 2 Car	Frontage: Other	
Zoning : 03 - R10 - Residential District	View: Coastline, Mountain, Ocean	

Public Remarks: Welcome to your Hawaiian paradise retreat! This split-level custom-built house, nestled in a private well-maintained neighborhood, boasts breathtaking views of Kaneohe Bay and the majestic Ko'olau mountains. Immerse yourself in island living with this 4-bedroom, 3-bathroom sanctuary featuring vaulted ceilings and 3 large outdoor living spaces. Meticulously maintained, this house showcases recent upgrades including a renovated kitchen with quartz countertops and mahogany cabinetry, the remodeled laundry room provides ample storage, the upgraded garage workshop provides additional storage. Retreat to the primary suite which has an attached office, sitting area and backyard porch. Upgraded AC and ceiling fans help to keep it cool throughout the warmer months. Exterior walls, interior walls, patios, doors and garage doors have been recently painted. With net meter owned solar panels you can be environmentally friendly while decreasing your monthly electric bill. Easy access to Kaneohe Bay with deeded access. Located close to H3, schools and shopping. 10 minutes to world class beaches. Schedule a showing today! **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
44-317 Kaneohe Bay Drive 3	\$2,450,000	4 & 3/0	2,300 \$1,065	8,246 \$297	424	0%	0	21

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
44-317 Kaneohe Bay Drive 3	\$480 \$0 \$100	\$1,231,500	\$536,500	\$1,768,000	139%	1991 & 2022

[44-317 Kaneohe Bay Drive 3](#) - MLS#: [202412624](#) - Welcome to your Hawaiian paradise retreat! This split-level custom-built house, nestled in a private well-maintained neighborhood, boasts breathtaking views of Kaneohe Bay and the majestic Ko'olau mountains. Immerse yourself in island living with this 4-bedroom, 3-bathroom sanctuary featuring vaulted ceilings and 3 large outdoor living spaces. Meticulously maintained, this house showcases recent upgrades including a renovated kitchen with quartz countertops and mahogany cabinetry, the remodeled laundry room provides ample storage, the upgraded garage workshop provides additional storage. Retreat to the primary suite which has an attached office, sitting area and backyard porch. Upgraded AC and ceiling fans help to keep it cool throughout the warmer months. Exterior walls, interior walls, patios, doors and garage doors have been recently painted. With net meter owned solar panels you can be environmentally friendly while decreasing your monthly electric bill. Easy access to Kaneohe Bay with deeded access. Located close to H3, schools and shopping. 10 minutes to world class beaches. Schedule a showing today! **Region:** Kaneohe **Neighborhood:** Kaneohe Bay **Condition:** Excellent **Parking:** 2 Car **Total Parking:** 2 **View:** Coastline, Mountain, Ocean **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