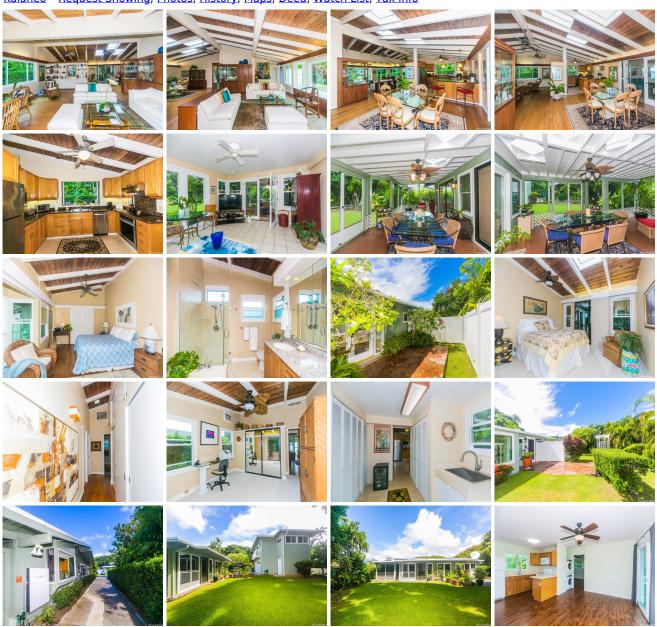
44-464 Aumoana Way, Kaneohe 96744 * \$1,998,000

MLS#: 202415748, FS Beds: 4 Year Built: 1957 Status: Active Bath: 3/0 Remodeled: 1977 Living Sq. Ft.: 2,756 List Date & DOM: 07-09-2024 & 4 Total Parking: 3 Land Sq. Ft.: 11,028 Condition: Excellent **Assessed Value** Building: \$321,400 Lanai Sq. Ft.: 0 Frontage: Other Sq. Ft. Other: 180 Tax/Year: \$574/2023 Land: \$1,148,800 Total Sq. Ft. 2,936 Neighborhood: Mahinui Total: \$1,470,200 Maint./Assoc. \$0 / \$0 Flood Zone: Zone D - Tool Stories / CPR: One, Two / No

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

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

Public Remarks: Great neighborhood just steps from Kaneohe Yacht Club. Easy access to H-3, Pali or Likelike for commuting to town, Pearl Harbor or Ewa areas. Main house is 3/2 featuring granite counters, stainless steel appliances, Ohia wood floors and new carpet. New Windows in 2023. The open flowing floor plan is great for entertaining. Solar water heater, 24 owned PV panels, Tesla backup battery and charging station in the garage. Auxiliary Dwelling above 2 car garage is 1 bedroom 1 bath and was rented long term. Currently vacant so easy to see. Aumoana Community has a deeded right of way to the bay. Property to be conveyed AS IS. Seller intends to do a partial 1031 exchange. **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.	DOM
44-464 Aumoana Way	\$1,998,000	4 & 3/0	2,756 \$725	11,028 \$181	4

Address	I I ax I Maint. I Ass. I	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
44-464 Aumoana Way	\$574 \$0 \$0	\$1,148,800	\$321,400	\$1,470,200	136%	1957 & 1977

44-464 Aumoana Way - MLS#: 202415748 - Great neighborhood just steps from Kaneohe Yacht Club. Easy access to H-3, Pali or Likelike for commuting to town, Pearl Harbor or Ewa areas. Main house is 3/2 featuring granite counters, stainless steel appliances, Ohia wood floors and new carpet. New Windows in 2023. The open flowing floor plan is great for entertaining. Solar water heater, 24 owned PV panels, Tesla backup battery and charging station in the garage. Auxiliary Dwelling above 2 car garage is 1 bedroom 1 bath and was rented long term. Currently vacant so easy to see. Aumoana Community has a deeded right of way to the bay. Property to be conveyed AS IS. Seller intends to do a partial 1031 exchange. Region: Kaneohe Neighborhood: Mahinui Condition: Excellent Parking: 3 Car+, Driveway, Garage, Street Total Parking: 3 View: Mountain, 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