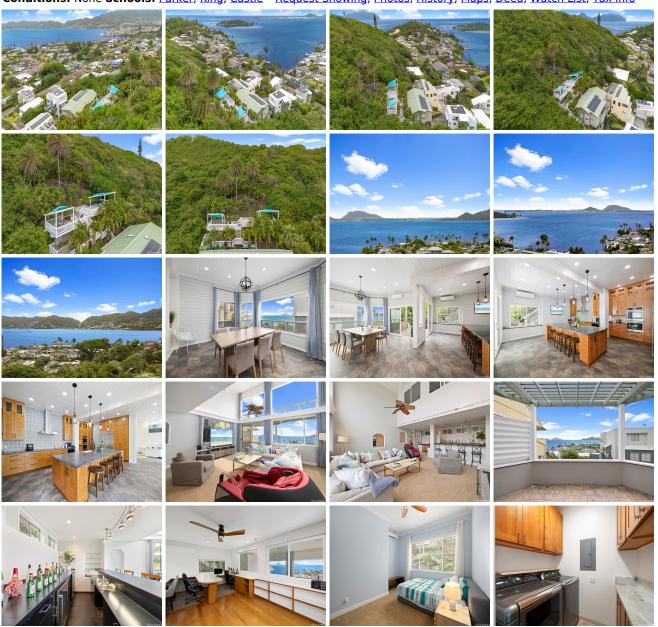
Cliffs at Pohakea 45-081 Lilipuna Road Unit G, Kaneohe 96744 * \$2,300,000

MLS#: 202416210, FS Year Built: 1992 Beds: 3 Bath: 2/1 Status: Active Remodeled: 2021 Living Sq. Ft.: **3,336** List Date & DOM: 07-15-2024 & 1 Total Parking: 3 Condition: Above Average Land Sq. Ft.: 21,000 **Assessed Value** Lanai Sq. Ft.: 1,560 Building: **\$720,600** Frontage: Sq. Ft. Other: 0 Tax/Year: \$1,451/2024 Land: \$1,455,000 Total Sq. Ft. 4,896 Neighborhood: Lilipuna Total: **\$2,175,600** Maint./Assoc. \$0 / \$0 Flood Zone: Zone X - Tool Stories / CPR: Three+ / Yes

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

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

Public Remarks: Welcome home - to your hillside retreat on almost half an acre with views and privacy that you will appreciate and enjoy. The spacious floor plan has 3 bedrooms (including a generous master complete with ocean views, walk in closets, and spacious en suite bath), 2.5 baths plus a very good size home office. There is an oversized living room complete with a bar and multiple lanai spaces which are ideal for entertaining. The back yard is an oasis with lava rocks terracing, waterfalls, and over 1500 sq. ft. of deck space to complete a tropical island lifestyle. This home is just minutes from dining, entertaining, and quick access to H3/LikeLike/Pali hwys. PV system with battery backup is owned (not leased). **Sale Conditions:** None **Schools:** Parker, King, Castle * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info









Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
45-081 Lilipuna Road G	\$2,300,000	3 & 2/1	3,336 \$689	21,000 \$110	1

Address	I I ax I Maint. I Ass. I	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
45-081 Lilipuna Road G	\$1,451 \$0 \$0	\$1,455,000	\$720,600	\$2,175,600	106%	1992 & 2021

45-081 Lilipuna Road G - MLS#: 202416210 - Welcome home - to your hillside retreat on almost half an acre with views and privacy that you will appreciate and enjoy. The spacious floor plan has 3 bedrooms (including a generous master complete with ocean views, walk in closets, and spacious en suite bath), 2.5 baths plus a very good size home office. There is an oversized living room complete with a bar and multiple lanai spaces which are ideal for entertaining. The back yard is an oasis with lava rocks terracing, waterfalls, and over 1500 sq. ft. of deck space to complete a tropical island lifestyle. This home is just minutes from dining, entertaining, and quick access to H3/LikeLike/Pali hwys. PV system with battery backup is owned (not leased). Region: Kaneohe Neighborhood: Lilipuna Condition: Above Average Parking: 3 Car+, Garage Total Parking: 3 View: Mountain, Ocean Frontage: Pool: None Zoning: 03 - R10 - Residential District Sale Conditions: None Schools: Parker, King, Castle * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market