

**45-1117 Cobb-Adams Road Unit D, Kaneohe 96744 \* \* \$3,200,000 \* Originally \$3,500,000**

|   |   |                                 |
|---|---|---------------------------------|
| Beds: <b>12</b>   | MLS#: <b>202402885, FS</b>                        | Year Built: <b>2021</b>         |
| Bath: <b>12/2</b>   | Status: <b>Active</b>                             | Remodeled:                      |
| Living Sq. Ft.: <b>7,480</b>                                    | List Date & DOM: <b>02-09-2024 &amp; 138</b>      | Total Parking: <b>10</b>        |
| Land Sq. Ft.: <b>9,217</b>                                      | Condition: <b>Excellent</b>                       | <a href="#">Assessed Value</a>  |
| Lanai Sq. Ft.: <b>0</b>   | Frontage:   | Building: <b>\$1,391,900</b>    |
| Sq. Ft. Other: <b>0</b>   | Tax/Year: <b>\$1,443/2024</b>                     | Land: <b>\$798,500</b>          |
| Total Sq. Ft. <b>7,480</b>                                      | Neighborhood: <b>Kaneohe Town</b>                 | Total: <b>\$2,190,400</b>       |
| Maint./Assoc. <b>\$0 / \$0</b>                                  | <a href="#">Flood Zone</a> : <b>Zone X - Tool</b> | Stories / CPR: <b>Two / Yes</b> |
| Parking: <b>3 Car+, Boat, Driveway</b>                          | Frontage:   |                                 |
| <a href="#">Zoning</a> : <b>04 - R-7.5 Residential District</b> | View: <b>Mountain</b>                             |                                 |

**Public Remarks:** Seller Financing may be an option. Here is your opportunity to own this brand new build that has never been lived in that has all of the modern amenities right at your finger tips including an elevator lift for those that are not able to use stairs. This home boast a open floor plan, large bedrooms approx 14'X13' which does not include area of the closet, possible 24 beds total. All bedrooms have ADA accessible bathrooms and door ways. Upgrades include stainless steel kitchen appliances, hard wood cabinets, granite counters, luxury wood laminate floors throughout the home. The floor plan has been carefully designed for the optimal use of space. Downstairs has 6 bedrooms, 6 baths, 1 half bath, kitchen and laundry room. Upstairs is identical but with no laundry. Conveniently located within a few minutes drive to shopping at Windward Mall, grocery stores, community beach parks and more. Don't let this one pass you by. Buyer to do their due diligence. No warranty or guarantees implied. **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 |
|---|--------------------|-----------|---------------|---------------|-------|------|----|-----|
| <a href="#">45-1117 Cobb-Adams Road D</a> | <b>\$3,200,000</b> | 12 & 12/2 | 7,480   \$428 | 9,217   \$347 | 0     | 0%   | 0  | 138 |

| Address                                   | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|---|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">45-1117 Cobb-Adams Road D</a> | \$1,443   \$0   \$0 | \$798,500     | \$1,391,900       | \$2,190,400    | 146%  | 2021 & NA        |

[45-1117 Cobb-Adams Road D](#) - MLS#: [202402885](#) - Original price was \$3,500,000 - Seller Financing may be an option. Here is your opportunity to own this brand new build that has never been lived in that has all of the modern amenities right at your finger tips including an elevator lift for those that are not able to use stairs. This home boast a open floor plan, large bedrooms approx 14'X13' which does not include area of the closet, possible 24 beds total. All bedrooms have ADA accessible bathrooms and door ways. Upgrades include stainless steel kitchen appliances, hard wood cabinets, granite counters, luxury wood laminate floors throughout the home. The floor plan has been carefully designed for the optimal use of space. Downstairs has 6 bedrooms, 6 baths, 1 half bath, kitchen and laundry room. Upstairs is identical but with no laundry. Conveniently located within a few minutes drive to shopping at Windward Mall, grocery stores, community beach parks and more. Don't let this one pass you by. Buyer to do their due diligence. No warranty or guarantees implied. **Region:** Kaneohe **Neighborhood:** Kaneohe Town **Condition:** Excellent **Parking:** 3 Car+, Boat, Driveway **Total Parking:** 10 **View:** Mountain **Frontage:** Pool: None **Zoning:** 04 - R-7.5 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