

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

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