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.	DOM
47-304 Lulani Street D	$1,395,000	4 & 3/0	2,154 | $648	7,886 | $177	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