

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

Beds: <b>4</b>	MLS#: <b>202410736, FS</b>	Year Built: <b>1967</b>
Bath: <b>3/0</b>	Status: <b>Active Under Contract</b>	Remodeled: <b>2020</b>
Living Sq. Ft.: <b>2,154</b>	List Date & DOM: <b>06-01-2024 &amp; 15</b>	Total Parking: <b>4</b>
Land Sq. Ft.: <b>7,886</b>	Condition: <b>Above Average, Average</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>154</b>	Frontage: <b>Other</b>	Building: <b>\$382,100</b>
Sq. Ft. Other: <b>154</b>	Tax/Year: <b>\$397/2023</b>	Land: <b>\$1,079,800</b>
Total Sq. Ft. <b>2,462</b>	Neighborhood: <b>Lulani Ocean</b>	Total: <b>\$1,469,000</b>
Maint./Assoc. <b>\$0 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone D - Tool</b>	Stories / CPR: <b>Two / No</b>
Parking: <b>3 Car+, Carport, Driveway, Street</b>	Frontage: <b>Other</b>	
<a href="#">Zoning</a> : <b>03 - R10 - Residential District</b>	View: <b>Coastline, Mountain, Ocean, Sunrise</b>	

**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
<a href="#">47-304 Lulani Street D</a>	<a href="#">\$1,395,000</a>	4 & 3/0	2,154   \$648	7,886   \$177	15

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">47-304 Lulani Street D</a>	\$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