45-850 Anoi Road Unit 15, Kaneohe 96744 * * $625,999

Beds:	**2**	MLS#:	**202411654, FS**	Year Built:	**1962**
Bath:	**1/0**	Status:	**Active Under Contract**	Remodeled:	
Living Sq. Ft.:	**640**	List Date & DOM:	**05-21-2024** & **9**	Total Parking:	**2**
Land Sq. Ft.:	**6,148**	Condition:	**Average**	Assessed Value	
Lanai Sq. Ft.:	**80**	Frontage:	**Stream/Canal**	Building:	**$37,800**
Sq. Ft. Other:	**0**	Tax/Year:	**$107/2023**	Land:	**$569,500**
Total Sq. Ft.	**720**	Neighborhood:	**Halekauwila**	Total:	**$607,300**
Maint./Assoc.	**$0 / $155**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**One / Yes**
Parking:	**Carport**			Frontage:	**Stream/Canal**
Zoning:	**05 - R-5 Residential District**			View:	**Garden**

Public Remarks: Embrace the opportunity to customize this charming 2-bedroom, 1-bathroom residence nestled in the picturesque community of Kaneohe. While this home requires some TLC, it offers a solid foundation and endless potential to create your dream island retreat. Step inside to discover a cozy layout filled with natural light, providing a blank canvas for your personal touch. The kitchen awaits your culinary vision, while the living area offers a space to relax and entertain. Both bedrooms provide ample space for rest and relaxation. With its convenient location near the islands most coveted outdoor recreation spots, this home presents an exciting opportunity to transform it into your ideal island getaway. Don't miss your chance to make your mark – schedule a showing today! **Sale Conditions:** Probate **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	Lanai	Occ.	FL	DOM
45-850 Anoi Road 15	$625,999	2 & 1/0	640 | $978	6,148 | $102	80	0%	0	9

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
45-850 Anoi Road 15	$107 | $0 | $155	$569,500	$37,800	$607,300	103%	1962 & NA

45-850 Anoi Road 15 - MLS#: 202411654 - Embrace the opportunity to customize this charming 2-bedroom, 1-bathroom residence nestled in the picturesque community of Kaneohe. While this home requires some TLC, it offers a solid foundation and endless potential to create your dream island retreat. Step inside to discover a cozy layout filled with natural light, providing a blank canvas for your personal touch. The kitchen awaits your culinary vision, while the living area offers a space to relax and entertain. Both bedrooms provide ample space for rest and relaxation. With its convenient location near the islands most coveted outdoor recreation spots, this home presents an exciting opportunity to transform it into your ideal island getaway. Don't miss your chance to make your mark – schedule a showing today! **Region:** Kaneohe **Neighborhood:** Halekauwila **Condition:** Average **Parking:** Carport **Total Parking:** 2 **View:** Garden **Frontage:** Stream/Canal **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** Probate **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number