## Yacht Club Knolls 44-304 Olina Street Unit 6, Kaneohe 96744 \* \$939,000

Beds: **3** MLS#: **202414910**, **FS** Year Built: **1973** 

Bath: 2/0 Status: Active Under Contract Remodeled:

Living Sq. Ft.: **1,489** List Date & DOM: **06-27-2024** & **6** Total Parking: **2** 

Land Sq. Ft.: 699,704 Condition: Excellent, Above Assessed Value

 Lanai Sq. Ft.: 192
 Frontage: Other
 Building: \$654,900

 Sq. Ft. Other: 0
 Tax/Year: \$275/2024
 Land: \$283,100

 Total Sq. Ft. 1,681
 Neighborhood: Country Club
 Total: \$938,000

 Maint./Assoc. \$1,190 / \$0
 Flood Zone: Zone D - Tool
 Stories / CPR: Two / No

Parking: Assigned, Guest, Open - 2 Frontage: Other Zoning: 03 - R10 - Residential District View: Garden

**Public Remarks:** Enjoy your best Hawai'i life now at this lovely, renovated townhome on the Windward side! Inside is bright and airy with newer luxury vinyl floors, beautifully upgraded kitchen and bathrooms, granite countertops, stainless steel appliances, upgraded vinyl windows and lanai doors, and tons of storage. Outside, enjoy a large lanai for dining or lounging in privacy while overlooking the lush green grounds. Walk out from the lower floor to a small tropically landscaped, enclosed yard -- perfect for pets, hammock, or exercising your green thumb. Fully owned PV with (rare and no longer available) Net Metering and a hybrid water heater. This home is not only beautiful, but energy efficient -- keeping your utility bills low. Yacht Club Knolls is close to the white sandy beaches, farmers' markets, shops, and restaurants of Kailua, but also close the H3 for easy access commuting. There is a community pool, BBQ area, lovely green grounds, and a resident manager on-site. This home sits directly between Kailua and Kaneohe. **Sale Conditions:** None **Schools:** Aikahi, Kailua, Kalaheo \* Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	DOM
44-304 Olina Street 6	<u>\$939,000</u>	3 & 2/0	1,489   \$631	699,704   \$1	6

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
44-304 Olina Street 6	\$275   \$1,190   \$0	\$283,100	\$654,900	\$938,000	100%	1973 & NA

44-304 Olina Street 6 - MLS#: 202414910 - Enjoy your best Hawai'i life now at this lovely, renovated townhome on the Windward side! Inside is bright and airy with newer luxury vinyl floors, beautifully upgraded kitchen and bathrooms, granite countertops, stainless steel appliances, upgraded vinyl windows and lanai doors, and tons of storage. Outside, enjoy a large lanai for dining or lounging in privacy while overlooking the lush green grounds. Walk out from the lower floor to a small tropically landscaped, enclosed yard -- perfect for pets, hammock, or exercising your green thumb. Fully owned PV with (rare and no longer available) Net Metering and a hybrid water heater. This home is not only beautiful, but energy efficient -- keeping your utility bills low. Yacht Club Knolls is close to the white sandy beaches, farmers' markets, shops, and restaurants of Kailua, but also close the H3 for easy access commuting. There is a community pool, BBQ area, lovely green grounds, and a resident manager on-site. This home sits directly between Kailua and Kaneohe. Region: Kaneohe Neighborhood: Country Club Condition: Excellent, Above Average Parking: Assigned, Guest, Open - 2 Total Parking: 2 View: Garden Frontage: Other Pool: Zoning: 03 - R10 - Residential District Sale Conditions: None Schools: Aikahi, Kailua, Kalaheo \* Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info