44-317 Kaneohe Bay Drive, Kaneohe 96744 * * $2,295,000

Beds:	**4**	MLS#:	**202415025, FS**	Year Built:	**1991**
Bath:	**3/0**	Status:	**Active**	Remodeled:	**2022**
Living Sq. Ft.:	**2,300**	List Date & DOM:	**06-27-2024** & **6**	Total Parking:	**4**
Land Sq. Ft.:	**8,246**	Condition:	**Excellent**	Assessed Value	
Lanai Sq. Ft.:	**424**	Frontage:		Building:	**$536,500**
Sq. Ft. Other:	**0**	Tax/Year:	**$516/2024**	Land:	**$1,231,500**
Total Sq. Ft.	**2,724**	Neighborhood:	**Kaneohe Bay**	Total:	**$1,768,000**
Maint./Assoc.	**$0 / $100**	Flood Zone:	**Zone D - Tool**	Stories / CPR:	**Split Level / No**
Parking:	**2 Car, Driveway**	Frontage:			
Zoning:	**03 - R10 - Residential District**	View:	**Coastline, Mountain, Ocean**		

Public Remarks: Step into your own slice of Hawaiian serenity. This custom-built split-level home sits in a quiet, friendly neighborhood with stunning views of Kaneohe Bay and the beautiful Ko'olau mountains—a backdrop that never gets old. Enjoy island life to the fullest in this 4-bedroom, 3-bathroom gem with high ceilings and three spacious outdoor areas perfect for relaxing. Well-cared for and recently updated, features include a new kitchen with sleek quartz counters and rich mahogany cabinets. The renovated laundry room provides ample storage, and the upgraded garage workshop with tons of storage. The primary suite is a hidden oasis, with its own office, walk-in closets, and private porch overlooking the backyard. New AC units and fans keep things cool during warm weather. Fresh paint inside and out gives everything a clean and new look. Owned and Net-Metered Solar Panels help you go green and save on rising electric bills. Easy bay access is yours with deeded rights. Close to H3, MCB, good schools, and shopping. Amazing world-class beaches are just 10 minutes away. Come see your new home! **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
44-317 Kaneohe Bay Drive	$2,295,000	4 & 3/0	2,300 | $998	8,246 | $278	424	0%	0	6

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
44-317 Kaneohe Bay Drive	$516 | $0 | $100	$1,231,500	$536,500	$1,768,000	130%	1991 & 2022

44-317 Kaneohe Bay Drive - MLS#: 202415025 - Step into your own slice of Hawaiian serenity. This custom-built split-level home sits in a quiet, friendly neighborhood with stunning views of Kaneohe Bay and the beautiful Ko'olau mountains—a backdrop that never gets old. Enjoy island life to the fullest in this 4-bedroom, 3-bathroom gem with high ceilings and three spacious outdoor areas perfect for relaxing. Well-cared for and recently updated, features include a new kitchen with sleek quartz counters and rich mahogany cabinets. The renovated laundry room provides ample storage, and the upgraded garage workshop with tons of storage. The primary suite is a hidden oasis, with its own office, walk-in closets, and private porch overlooking the backyard. New AC units and fans keep things cool during warm weather. Fresh paint inside and out gives everything a clean and new look. Owned and Net-Metered Solar Panels help you go green and save on rising electric bills. Easy bay access is yours with deeded rights. Close to H3, MCB, good schools, and shopping. Amazing world-class beaches are just 10 minutes away. Come see your new home! **Region:** Kaneohe **Neighborhood:** Kaneohe Bay **Condition:** Excellent **Parking:** 2 Car, Driveway **Total Parking:** 4 **View:** Coastline, Mountain, Ocean **Frontage:** **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