

44-464 Aumoana Way, Kaneohe 96744 * \$1,998,000

Beds: 4	MLS#: 202415748, FS	Year Built: 1957
Bath: 3/0	Status: Active	Remodeled: 1977
Living Sq. Ft.: 2,756	List Date & DOM: 07-09-2024 & 4	Total Parking: 3
Land Sq. Ft.: 11,028	Condition: Excellent	Assessed Value
Lanai Sq. Ft.: 0	Frontage: Other	Building: \$321,400
Sq. Ft. Other: 180	Tax/Year: \$574/2023	Land: \$1,148,800
Total Sq. Ft. 2,936	Neighborhood: Mahinui	Total: \$1,470,200
Maint./Assoc. \$0 / \$0	Flood Zone : Zone D - Tool	Stories / CPR: One, Two / No
Parking: 3 Car+, Driveway, Garage, Street	Frontage: Other	
Zoning : 03 - R10 - Residential District	View: Mountain, Sunset	

Public Remarks: Great neighborhood just steps from Kaneohe Yacht Club. Easy access to H-3, Pali or Likelike for commuting to town, Pearl Harbor or Ewa areas. Main house is 3/2 featuring granite counters, stainless steel appliances, Ohia wood floors and new carpet. New Windows in 2023. The open flowing floor plan is great for entertaining. Solar water heater, 24 owned PV panels, Tesla backup battery and charging station in the garage. Auxiliary Dwelling above 2 car garage is 1 bedroom 1 bath and was rented long term. Currently vacant so easy to see. Aumoana Community has a deeded right of way to the bay. Property to be conveyed AS IS. Seller intends to do a partial 1031 exchange. **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
44-464 Aumoana Way	\$1,998,000	4 & 3/0	2,756 \$725	11,028 \$181	4

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
44-464 Aumoana Way	\$574 \$0 \$0	\$1,148,800	\$321,400	\$1,470,200	136%	1957 & 1977

[44-464 Aumoana Way](#) - MLS#: [202415748](#) - Great neighborhood just steps from Kaneohe Yacht Club. Easy access to H-3, Pali or Likelike for commuting to town, Pearl Harbor or Ewa areas. Main house is 3/2 featuring granite counters, stainless steel appliances, Ohia wood floors and new carpet. New Windows in 2023. The open flowing floor plan is great for entertaining. Solar water heater, 24 owned PV panels, Tesla backup battery and charging station in the garage. Auxiliary Dwelling above 2 car garage is 1 bedroom 1 bath and was rented long term. Currently vacant so easy to see. Aumoana Community has a deeded right of way to the bay. Property to be conveyed AS IS. Seller intends to do a partial 1031 exchange. **Region:** Kaneohe **Neighborhood:** Mahinui **Condition:** Excellent **Parking:** 3 Car+, Driveway, Garage, Street **Total Parking:** 3 **View:** Mountain, Sunset **Frontage:** Other **Pool:** None **Zoning:** 03 - R10 - Residential District **Sale Conditions:** None **Schools:** [Aikahi](#), [Kailua](#), [Kalaheo](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market