

**Cliffs at Pohakea 45-081 Lilipuna Road Unit G, Kaneohe 96744 \* \$2,300,000**

|   |   |                                    |
|---|---|------------------------------------|
| Beds: <b>3</b>  | MLS#: <b>202416210, FS</b>                        | Year Built: <b>1992</b>            |
| Bath: <b>2/1</b>  | Status: <b>Active</b>                             | Remodeled: <b>2021</b>             |
| Living Sq. Ft.: <b>3,336</b>                                    | List Date & DOM: <b>07-15-2024 &amp; 1</b>        | Total Parking: <b>3</b>            |
| Land Sq. Ft.: <b>21,000</b>                                     | Condition: <b>Above Average</b>                   | <a href="#">Assessed Value</a>     |
| Lanai Sq. Ft.: <b>1,560</b>                                     | Frontage:   | Building: <b>\$720,600</b>         |
| Sq. Ft. Other: <b>0</b>   | Tax/Year: <b>\$1,451/2024</b>                     | Land: <b>\$1,455,000</b>           |
| Total Sq. Ft. <b>4,896</b>                                      | Neighborhood: <b>Lilipuna</b>                     | Total: <b>\$2,175,600</b>          |
| Maint./Assoc. <b>\$0 / \$0</b>                                  | <a href="#">Flood Zone</a> : <b>Zone X - Tool</b> | Stories / CPR: <b>Three+ / Yes</b> |
| Parking: <b>3 Car+, Garage</b>                                  | Frontage:   |                                    |
| <a href="#">Zoning</a> : <b>03 - R10 - Residential District</b> | View: <b>Mountain, Ocean</b>                      |                                    |

**Public Remarks:** Welcome home - to your hillside retreat on almost half an acre with views and privacy that you will appreciate and enjoy. The spacious floor plan has 3 bedrooms (including a generous master complete with ocean views, walk in closets, and spacious en suite bath), 2.5 baths plus a very good size home office. There is an oversized living room complete with a bar and multiple lanai spaces which are ideal for entertaining. The back yard is an oasis with lava rocks terracing, waterfalls, and over 1500 sq. ft. of deck space to complete a tropical island lifestyle. This home is just minutes from dining, entertaining, and quick access to H3/LikeLike/Pali hwys. PV system with battery backup is owned (not leased). **Sale Conditions:** None **Schools:** [Parker](#), [King](#), [Castle](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



| Address                                | Price                       | Bd & Bth | Living / Avg. | Land   Avg.    | DOM |
|--|-----------------------------|----------|---------------|----------------|-----|
| <a href="#">45-081 Lilipuna Road G</a> | <a href="#">\$2,300,000</a> | 3 & 2/1  | 3,336   \$689 | 21,000   \$110 | 1   |

| Address                                | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|--|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">45-081 Lilipuna Road G</a> | \$1,451   \$0   \$0 | \$1,455,000   | \$720,600         | \$2,175,600    | 106%  | 1992 & 2021      |

[45-081 Lilipuna Road G](#) - MLS#: [202416210](#) - Welcome home - to your hillside retreat on almost half an acre with views and privacy that you will appreciate and enjoy. The spacious floor plan has 3 bedrooms (including a generous master complete with ocean views, walk in closets, and spacious en suite bath), 2.5 baths plus a very good size home office. There is an oversized living room complete with a bar and multiple lanai spaces which are ideal for entertaining. The back yard is an oasis with lava rocks terracing, waterfalls, and over 1500 sq. ft. of deck space to complete a tropical island lifestyle. This home is just minutes from dining, entertaining, and quick access to H3/LikeLike/Pali hwys. PV system with battery backup is owned (not leased). **Region:** Kaneohe **Neighborhood:** Lilipuna **Condition:** Above Average **Parking:** 3 Car+, Garage **Total Parking:** 3 **View:** Mountain, Ocean **Frontage:** **Pool:** None **Zoning:** 03 - R10 - Residential District **Sale Conditions:** None **Schools:** [Parker](#), [King](#), [Castle](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market