

## 45-310 Puuloko Place, Kaneohe 96744 \* \$1,375,000

|                                                                 |                                                   |                                |
|-----------------------------------------------------------------|---------------------------------------------------|--------------------------------|
| Beds: <b>4</b>                                                  | MLS#: <b>202416486, FS</b>                        | Year Built: <b>1971</b>        |
| Bath: <b>3/0</b>                                                | Status: <b>Active</b>                             | Remodeled: <b>2023</b>         |
| Living Sq. Ft.: <b>1,948</b>                                    | List Date & DOM: <b>07-25-2024 &amp; 2</b>        | Total Parking: <b>2</b>        |
| Land Sq. Ft.: <b>8,250</b>                                      | Condition: <b>Excellent, Above Average</b>        | <a href="#">Assessed Value</a> |
| Lanai Sq. Ft.: <b>0</b>                                         | Frontage:                                         | Building: <b>\$365,400</b>     |
| Sq. Ft. Other: <b>260</b>                                       | Tax/Year: <b>\$291/2023</b>                       | Land: <b>\$824,700</b>         |
| Total Sq. Ft. <b>2,208</b>                                      | Neighborhood: <b>Mahalani</b>                     | Total: <b>\$1,190,100</b>      |
| Maint./Assoc. <b>\$0 / \$0</b>                                  | <a href="#">Flood Zone</a> : <b>Zone X - Tool</b> | Stories / CPR: <b>Two / No</b> |
| Parking: <b>3 Car+, Boat, Carport, Driveway, Street</b>         | Frontage:                                         |                                |
| <a href="#">Zoning</a> : <b>03 - R10 - Residential District</b> | View: <b>Coastline, Mountain, Ocean</b>           |                                |

**Public Remarks:** Nestled on a quiet, private street atop a knoll, this multi-generational home on a large lot, offers an amazing opportunity with the potential to build an additional dwelling unit (ADU)-verify. Recently renovated in 2023 and 2024, this 4-bedroom, 3-bath home boasts cool ocean views and breezes. The main level features 3 bedrooms and 2 baths, while the lower level, 4th bedroom/studio includes a wet bar and separate entrance, and a lanai (patio) ideal for in-laws or guests. The interior and exterior have been freshly painted, and luxury vinyl plank flooring runs throughout both levels. Enjoy new double-pane windows, custom blinds, split A/C, Window AC, new appliances, upgraded bathrooms, ceiling fans, bladeless fans, and upgraded recessed lighting which enhance the comfort and style of this home. There's also a separate laundry room/workshop. A two-car carport & driveway will comfortably accommodate up to 4 cars. This home is perfect for those seeking a versatile living space, large lot, trade wind breezes and modern amenities. Launch a kayak, sup, or go fishing at the nearby Kauhale Beach Cove beach/pier. Square foot may differ from tax records. First Open House Sunday 7/28@2-5pm. **Sale Conditions:** None, Subject To Repl. Property **Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



| Address                              | Price                       | Bd & Bth | Living / Avg. | Land   Avg.   | DOM |
|--------------------------------------|-----------------------------|----------|---------------|---------------|-----|
| <a href="#">45-310 Puuloko Place</a> | <a href="#">\$1,375,000</a> | 4 & 3/0  | 1,948   \$706 | 8,250   \$167 | 2   |

| Address                              | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|--------------------------------------|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">45-310 Puuloko Place</a> | \$291   \$0   \$0   | \$824,700     | \$365,400         | \$1,190,100    | 116%  | 1971 & 2023      |

**45-310 Puuloko Place** - MLS#: **202416486** - Nestled on a quiet, private street atop a knoll, this multi-generational home on a large lot, offers an amazing opportunity with the potential to build an additional dwelling unit (ADU)-verify. Recently renovated in 2023 and 2024, this 4-bedroom, 3-bath home boasts cool ocean views and breezes. The main level features 3 bedrooms and 2 baths, while the lower level, 4th bedroom/studio includes a wet bar and separate entrance, and a lanai (patio) ideal for in-laws or guests. The interior and exterior have been freshly painted, and luxury vinyl plank flooring runs throughout both levels. Enjoy new double-pane windows, custom blinds, split A/C, Window AC, new appliances, upgraded bathrooms, ceiling fans, bladeless fans, and upgraded recessed lighting which enhance the comfort and style of this home. There's also a separate laundry room/workshop. A two-car carport & driveway will comfortably accommodate up to 4 cars. This home is perfect for those seeking a versatile living space, large lot, trade wind breezes and modern amenities. Launch a kayak, sup, or go fishing at the nearby Kauhale Beach Cove beach/pier. Square foot may differ from tax records. First Open House Sunday 7/28@2-5pm. **Region:** Kaneohe **Neighborhood:** Mahalani **Condition:** Excellent, Above Average **Parking:** 3 Car+, Boat, Carport, Driveway, Street **Total Parking:** 2 **View:** Coastline, Mountain, Ocean **Frontage:** **Pool:** None **Zoning:** 03 - R10 - Residential District **Sale Conditions:** None, Subject To Repl. Property **Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market