

## Listings Full

**1-4-5-031-020-0000 45-255 Kokokahi Pl, Kaneohe 96744**

MLS#: <b>201907005</b>	Region: <b>Kaneohe</b>	Bldg Nm:	LP: <b>\$1,650,000</b>
Status: <b>Active</b>	Nghbrhd: <b>KOKOKAHI</b>		OLP: <b>\$1,650,000</b>
Lnd Tenure: <b>FS - Fee Simple</b>		Fee Options:	
Listing Service: <b>Full Service</b>			



<u>General Information</u>		DOM: <b>0</b>
Prop Type:	<b>Single Family</b>	CDOM: <b>0</b>
Style:	<b>Detach Single Family, Ohana Dwelling</b>	Furnished: <b>Negotiable</b>
Prop Cond:	<b>Excellent</b>	Fract Own: <b>No</b>
<u>Sqft Information</u>		<u>School Information</u>
Grg/Car Sqft:	<b>460</b>	Elem: <b>Puohala</b>
Sqft Liv:	<b>2,712</b>	Middle: <b>King</b>
Lanal Sqft:	<b>1,265</b>	High: <b>Castle</b>
Sqft Oth:		
Total Sqft:	<b>3,977</b>	
Land Sqft:	<b>8,966</b>	
Lot Acres:	<b>.206</b>	
<u>Bldg Information</u>		
Beds:	<b>4</b>	
Baths:	<b>3/0</b>	
New Dev:	<b>No</b>	
Ttl Park:	<b>2</b>	
Stories:	<b>Two</b>	
Yr Rmdled:	<b>2012</b>	
Year Built:	<b>1965</b>	
<u>Additional Information</u>		
View:	<b>City, Coastline, Marina/Canal, Mountain, Ocean</b>	
Zoning:	<b>05 - R-5 Residential District</b>	
Flood Zone:	<b>Zone X</b>	
Location:	<b>Inside</b>	
Lot Desc:	<b>Clear</b>	
Set Backs:	<b>C&amp;C</b>	
Easements:	<b>Sewer</b>	
Land Recorded:	<b>Regular System</b>	

Recent: **03/11/2019 : NEW**

<u>Listing/Agent/Office Information</u>	
Listing Date: <b>03/11/19</b>	Cont Acc Date:
Possession: <b>45 Days or Less, 45 Days or More, At Closing</b>	Exp Date: <b>03/11/20</b>
List Type: <b>Exclusive Rights</b>	Off Mkt Date:
Agent: <b>Shannon D Severance(RA)</b>	Lock Box: <b>No</b>
Ag Email: <b>sseverance@remax.net</b>	Agent Ph: <b>(808) 426-8772</b>
License #: <b>RS-73715</b>	Office Ph: <b>(808) 687-8900</b>
Office: <b>RE/MAX Honolulu</b>	Off Fax Ph: <b>(808) 687-8902</b>
Comp Sub To:	Comp: <b>3</b>
Dual Var Rate: <b>Yes</b>	
<u>Remarks</u>	

**Pub Rmks:** Nestled high in Kokokahi and designed for exceptional bay and ocean views from virtually every room. The main level features an open gourmet kitchen with a grand quartz island, floor to ceiling windows in the great room, glass pocket sliding doors that open up to the custom designed lanai making indoor and outdoor living a breeze. Beautiful bamboo flooring throughout the home with Azek decking lanais. Upgraded split A/C system, hybrid water heater, custom lava wall in dining room, and open beam ceilings. This impressive home was created for family enjoyments as well as separation with 4 bedrooms 3 bathrooms and multi level family rooms that both include fireplaces. Enjoy serene evenings being tucked under a stunning lit monkey pod tree with lush landscaping. Easy access to town and H3.

**Agent Rmks:** OWNER OCCUPIED, ONE DAY NOTICE, LISTOR PRESENT. Pre-approval/proof of funds required to show home. For SHOWINGS, please email assistant, Shantel: chongmunsayac@gmail.com. Please, NO phone calls or text & DO NOT use the Showing Time feature (request will NOT be received). Seller kindly prefers Tanya McBride - tmcbride@firstam.com - with First American Title (Kapolei).

**Show Inst:** One Day Notice Req'd, Appointment Only, Listor Must Be Present

**Mgmt Co:** Mgmt Co #:

**Community Assn:** Assoc Phone:

**Public Report #:**

<u>Features</u>	
Story Type: <b>Two</b>	Road Frontage: <b>Paved Rd</b>
Parking: <b>2 Car, Driveway, Garage</b>	Flooring: <b>Ceramic Tile, Other</b>
Roofing: <b>Aluminum/Steel</b>	Construction: <b>Above Ground, Wood Frame</b>
Topography: <b>Down Slope</b>	
Security Feat: <b>Key</b>	
Pool Feat: <b>None</b>	
Amenities: <b>Bedroom on 1st Floor, Full Bath on 1st Floor, Landscaped, Patio/Deck, Storage</b>	
Utilities: <b>Cable, Internet, Overhead Electricity, Public Water, Sewer Fee, Telephone</b>	
Inclusions: <b>AC Split, Auto Garage Door Opener, Book Shelves, Ceiling Fan, Chandelier, Convection Oven, Dishwasher, Disposal, Drapes, Dryer, Fireplace, Microwave Hood, Refrigerator, Security System, Smoke Detector, Washer</b>	
Disclosures: <b>Pet on Property, Property Disclosure Stmt</b>	

<u>Room Information</u>	
<u>Room</u>	<u>Lvl</u> <u>Description</u>
<b>Family Room</b>	<b>L Warmth and Elegant</b>
<u>Room</u>	<u>Lvl</u> <u>Description</u>
<b>Great Room</b>	<b>M Panoramic views of Kaneohe Bay</b>

<u>Tax &amp; Financial Information</u>	
TMK: <b>1-4-5-031-020-0000</b>	
Taxes/Mnthly: <b>\$327</b>	Tax Assess Imp: <b>\$486,300</b>
Tax Year: <b>2018</b>	Tax Assess Lnd: <b>\$756,200</b>
Home Exempt: <b>80000</b>	Tax Assess Tot: <b>\$1,242,500</b>
Terms Acceptable: <b>Cash, Conventional, VA</b>	
Rent Inc Mthy:	
Spd Sales Cond: <b>None</b>	

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