

## Listings Full

**1-4-5-001-054-0004 45-013 Lilipuna Rd #4, Kaneohe 96744**

MLS#: **201923835**  
 Status: **Active**  
 Lnd Tenure: **FS - Fee Simple**  
 Listing Service: **Full Service**

Region: **Kaneohe**  
 Nghbrhd: **LILIPUNA**

Bldg Nm:  
 Fee Options:

LP: **\$1,520,000**  
 OLP: **\$1,520,000**



### General Information

Prop Type: **Single Family**  
 Style: **CPR, Detach Single Family**  
 Prop Cond: **Excellent**

DOM: **0**  
 CDOM: **0**  
 Furnished: **None**  
 Fract Own: **No**

### Sqft Information

Grg/Car Sqft: **506**  
 Sqft Liv: **2,801**  
 Lanai Sqft: **210**  
 Sqft Oth: **315**  
 Total Sqft: **3,326**  
 Land Sqft: **12,546**  
 Lot Acres: **.288**

### Bldg Information

Beds: **4**  
 Baths: **2/1**  
 New Dev: **No**  
 Ttl Park: **7**  
 Stories: **Three+**  
 Yr Rmdled:  
 Year Built: **1980**

### School Information

Elem: **Parker**  
 Middle: **King**  
 High: **Castle**

### Additional Information

View: **Coastline, Garden, Mountain, Ocean, Other**  
 Zoning: **03 - R10 - Residential District**  
 Flood Zone: **Zone X**  
 Location: **Other**  
 Lot Desc: **Clear**  
 Set Backs: **Of Record**  
 Prop Fmt: **Other**  
 Easements: **Electric, Sewer, Water**  
 Land Recorded: **Land Court**

Recent: **08/26/2019 : NEW**

### Listing/Agent/Office Information

Listing Date: **08/26/19** Cont Acc Date:  
 Possession: **45 Days or Less, 45 Days or More, At Closing**  
 List Type: **Exclusive Rights**  
 Agent: **Shannon D Severance(RA)**  
 Ag Email: **sseverance@remax.net**  
 License #: **RS-73715**  
 Office: **RE/MAX Honolulu**  
 Comp Sub To:  
 Dual Var Rate: **Yes**  
 Maintenance Fee:

Tmp Wth Date:  
 Occupant Type: **Owner**  
 Listing Svc: **Full Service**  
 Agent Mbr #: **42932**  
 Corp Office Lic #: **RBO-16591-1**  
 Office Mbr #: **RMXH02**  
 Method: **%**  
 GE Tax Paid-Seller: **No**  
 Assoc Fee: **\$229**

Exp Date: **08/26/20**  
 Off Mkt Date:  
 Lock Box: **No**  
 Agent Ph: **(808) 426-8772**  
 Office Ph: **(808) 687-8900**  
 Off Fax Ph: **(808) 687-8902**  
 Comp: **2.5**  
 Oth Fees Mthy:

### Remarks

Pub Rmks: **Enjoy breathtaking mountain & Kaneohe Bay views from every room of this tri-level home with 31 OWNED PV panels + 6 inverters. Situated high up surrounded by lush tropical landscaping provides a great sense of privacy. Elegantly remodeled kitchen features granite countertops, S/S appliances, lots of storage, & a large island. Vaulted open beam ceilings, custom California closets throughout, beautiful Brazilian teak stairs, open concept floor-plan with indoor-outdoor entertaining options. 3 bedrooms on 2nd level with one that can be used as an office, game room, or extra family room. Escape to your master retreat on the 3rd level with an ensuite & a small additional room great for a study, beauty room, or extra closet space. Relax by the fire in the comfort of your hot tub. Lots of parking.**

Agent Rmks: **OWNER OCCUPIED, 1 DAY NOTICE. For SHOWINGS, please EMAIL assistant, Shantel: chongmunsayac@gmail.com. Please, NO calls or text & DO NOT use the Showing Time feature (the request will not be received). All information deemed correct, but Buyers and Buyers agent to do due diligence. 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:  
 Community Assn: **The Point at Lilipuna**  
 Public Report #:

### Features

Story Type: **Three+**  
 Parking: **3 Car+, Driveway, Garage**  
 Roofing: **Asphalt Shingle**  
 Topography: **Level, Terraced, Up Slope**  
 Security Feat: **Key, Video**  
 Pool Feat: **Spa/HotTub**  
 Amenities: **Landscaped, Patio/Deck, Storage, Wall/Fence**  
 Utilities: **Cable, Internet, Public Water, Sewer Fee, Telephone, Underground Electricity, Water**  
 Inclusions: **AC Window Unit, Auto Garage Door Opener, Ceiling Fan, Convection Oven, Dishwasher, Disposal, Dryer, Microwave Hood, Photovoltaic, Range/Oven, Refrigerator, Satellite Dish, Security System, Smoke Detector, Washer**  
 Disclosures: **Property Disclosure Stmt**

Road Frontage: **Paved Rd, Private Rd**  
 Flooring: **Ceramic Tile, Hardwood, W/W Carpet**  
 Construction: **Above Ground, Concrete, Double Wall, Masonry/Stucco, Wood Frame**

### Tax & Financial Information

TMK: **1-4-5-001-054-0004**  
 Taxes/Mnthly: **\$316** Tax Assess Imp: **\$542,500** Terms Acceptable: **Cash, Conventional, VA**  
 Tax Year: **2019** Tax Assess Lnd: **\$706,300** Rent Inc Mthy:  
 Home Exempt: **80000** Tax Assess Tot: **\$1,248,800** Spcl Sales Cond: **None**

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