

# Property Full

**1-4-6-037-073-0000 45-471 Kukia St, Kaneohe 96744**

MLS#: **202125099**  
 Status: **Active**  
 Lnd Tenure: **FS - Fee Simple**  
 Listing Service: **Full Service**

Region: **Kaneohe** Bldg Nm:  
 Nghbrhd: **HAIKU VILLAGE** Fee Options:

LP: **\$1,100,000**  
 OLP: **\$1,100,000**



General Information

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

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

Sqft Information

Grg/Car Sqft: **2**  
 Sqft Liv: **1,258**  
 Lanai Sqft:  
 Sqft Oth:  
 Total Sqft: **1,258**  
 Land Sqft: **4,000**  
 Lot Acres: **.092**

Bldg Information

Bed: **3**  
 Baths: **2/0**  
 New Dev: **No**  
 Ttl Park: **2**  
 Stories:  
 Yr Rmdled: **2021**  
 Year Built: **1988**

School Information

Elem: **Kapunahala**  
 Middle: **King**  
 High: **Castle**

Additional Information

View: **Mountain, Ocean**  
 Zoning: **52 - AG-2 General Agricultural**  
 Flood Zone: **Zone D**  
 Location: **Inside**  
 Lot Desc: **Clear**  
 Set Backs: **Of Record**  
 Easements: **None**  
 Land Recorded: **Regular System**

Recent: **10/04/2021 : NEW**

Listing/Agent/Office Information

Listing Date: **10/04/21** Cont Acc Date:  
 Possession: **45 Days or Less, 45 Days or More**  
 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: **No**  
 Maintenance Fee:

Tmp Wth Date:  
 Occupant Type: **Owner**  
 Listing Svc: **Full Service**  
 Agent Mbr #: **42932**  
 Corp Office Lic #: **RB-20389**  
 Office Mbr #: **RMXH**  
 Method:  
 GE Tax Paid-Seller: **Yes**  
 Assoc Fee:  
**Remarks**

Exp Date: **10/04/22**  
 Off Mrkt Date:  
 Lock Box: **OTHER**  
 Agent Ph: **(808) 426-8772**  
 Office Ph: **(808) 687-8900**  
 Off Fax Ph: **(808) 687-8902**  
 Comp: **2**  
 Oth Fees Mthy:

Pub Rmks: **Welcome to paradise! This home boasts a brand new kitchen with waterfall Quartz countertops, stainless steel appliances, newly installed cabinetry, and a farmhouse sink. This open concept modern feel creates a perfect flow between the kitchen and the spacious dining and living area. Enjoy all of the updates this home has to offer with new LVP flooring, Updated bathrooms (with high end finishes such as marble), Vinyl patio doors and light fixtures throughout the home. Ceiling fans and Kaneohe trade winds keep the whole house cool. Two car garage with power, and low maintenance, radiant landscaping in the backyard with Koolau Views (presenting waterfalls on heavy rains). Cut on your commute with easy access to the freeway, enjoy Kaneohe lifestyle at its finest a short distance from nearby hiking, beaches, and local eateries.**

Agent Rmks: **For SHOWINGS, please EMAIL my assistant, McKenzie: soldbyshannonadexec@gmail.com with date and time of requested showing. Please, NO calls or text & DO NOT use the Showingtime feature (request will not be received). Kindly consider Tanya McBride - tmcbride@firstam.com - with First American Title (Kapolei). Offers due Tuesday, October 12th at 12pm to be reviewed as received with intent of decision Wednesday September 13th 2021.**

Show Inst: **One Day Notice Reqd**  
 Mgmt Co:   
 Community Assn:   
 Public Report #:   
 Mgmt Co #:   
 Assoc Phone:

Features

Story Type: **One**  
 Parking: **3 Car+, Driveway, Garage**  
 Roofing: **Composition**  
 Topography: **Level**  
 Security Feat: **Key**  
 Pool Feat: **None**  
 Amenities: **Bedroom on 1st Floor, Entry, Full Bath on 1st Floor, Wall/Fence**  
 Utilities: **Cable, Connected, Gas, Internet, Telephone, Underground Electricity, Water**  
 Inclusions: **Auto Garage Door Opener, Blinds, Book Shelves, Cable TV, Ceiling Fan, Chandelier, Convection Oven, Dishwasher, Disposal, Dryer, Microwave Hood, Range Hood, Range/Oven, Refrigerator, Smoke Detector, Washer**  
 Disclosures: **Property Disclosure Stmt**

Road Frontage: **Paved Rd**  
 Flooring: **Ceramic Tile, Vinyl, W/W Carpet**  
 Construction: **Brick, Double Wall, Slab**

Tax & Financial Information

TMK: **1-4-6-037-073-0000**  
 Taxes/Mnthly: **\$213** Tax Assess Imp: **\$181,200** Terms Acceptable: **Cash, Conventional, VA**  
 Tax Year: **2020** Tax Assess Lnd: **\$652,000** Rent Inc Mthy:  
 Home Exempt: **0** Tax Assess Tot: **\$833,200** Spl Sales Cond: **None**