Kauhale Beach Cove 45-180 Mahalani Place Unit 35, Kaneohe 96744 * Kauhale Beach Cove * $649,000

Sold Price: $651,500	Sold Date: 09-30-2019	Sold Ratio: 100%
Beds: **2**	MLS#: **201922522, FS**	Year Built: **1978**
Bath: **2/0**	Status: **Sold**	Remodeled:
Living Sq. Ft.: **992**	List Date & DOM: **08-14-2019** & **7**	Total Parking: **2**
Land Sq. Ft.: **224,247**	Condition: **Above Average**	Assessed Value
Lanai Sq. Ft.: **240**	Frontage:	Building: **$314,600**
Sq. Ft. Other: **0**	Tax/Year: **$135/2019**	Land: **$214,500**
Total Sq. Ft. **1,232**	Neighborhood: **Government**	Total: **$529,100**
Maint./Assoc. **$555 / $0**	Flood Zone: **Zone AE - Tool**	Stories / CPR: **Two / No**
Parking: **Covered - 2, Tandem**	Frontage:	
Zoning: **03 - R10 - Residential District**	View: **Marina/Canal**	

Public Remarks: Water lifestyle at it's finest - boat ramp allows easy access to Kaneohe Sandbar; paddle board or kayak right out your front door! Rarely available waterfront detached home in gated community, has bonus den on upper floor, large open lanai which is an extension of living area and large storage area beneath home. Lush, green landscape and convenient access to water make this a special offering! Monthly maintenance fee is $555 (Zillow is incorrect) First Open, Sun. 8/18, 2-5pm. Video link: "http://vimeo.com/353526729" Virtual Tour link: https://www.bit.ly/KauhaleBeachCove35 **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.	Lanai	Occ.	FL	DOM
45-180 Mahalani Place 35	$649,000	2 & 2/0	992 | $654	224,247 | $3	240	60%	1	7

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
45-180 Mahalani Place 35	$135 | $555 | $0	$214,500	$314,600	$529,100	123%	1978 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
45-180 Mahalani Place 35	$651,500	09-30-2019	100%	100%	Conventional

45-180 Mahalani Place 35 - MLS#: 201922522 - Water lifestyle at it's finest - boat ramp allows easy access to Kaneohe Sandbar; paddle board or kayak right out your front door! Rarely available waterfront detached home in gated community, has bonus den on upper floor, large open lanai which is an extension of living area and large storage area beneath home. Lush, green landscape and convenient access to water make this a special offering! Monthly maintenance fee is $555 (Zillow is incorrect) First Open, Sun. 8/18, 2-5pm. Video link: "http://vimeo.com/353526729" Virtual Tour link: https://www.bit.ly/KauhaleBeachCove35 **Region:** Kaneohe **Neighborhood:** Government **Condition:** Above Average **Parking:** Covered - 2, Tandem **Total Parking:** 2 **View:** Marina/Canal **Frontage: Pool: 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, Occ. = Occupancy, FL = Floor Number