

**Manai Hale 45-697 Kamehameha Highway Unit 315, Kaneohe 96744 \* Manai Hale \*****\$325,000**

Sold Price: \$318,000	Sold Date: 05-29-2020	Sold Ratio: 98%
Beds: <b>2</b>	MLS#: <b>201931047, FS</b>	Year Built: <b>1974</b>
Bath: <b>1/0</b>	Status: <b>Sold</b>	Remodeled:
Living Sq. Ft.: <b>620</b>	List Date & DOM: <b>11-06-2019 &amp; 163</b>	Total Parking: <b>1</b>
Land Sq. Ft.: <b>50,442</b>	Condition: <b>Above Average, Excellent</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>0</b>	Frontage: <b>Other</b>	Building: <b>\$199,800</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$77/2018</b>	Land: <b>\$64,000</b>
Total Sq. Ft. <b>620</b>	Neighborhood: <b>Puohala Village</b>	Total: <b>\$263,800</b>
Maint./Assoc. <b>\$522 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone X - Tool</b>	Stories / CPR: <b>One / No</b>
Parking: <b>Assigned, Guest, Open - 1</b>	Frontage: <b>Other</b>	
<a href="#">Zoning</a> : <b>04 - R-7.5 Residential District</b>	View: <b>Mountain</b>	

**Public Remarks:** Stylish, remodeled 2 bdrm, 1 bath corner end unit located in the heart of Kaneohe with easy access in every direction. A convenient Windward location & lifestyle at an affordable price in the Manai Hale Community. This unit offers a prime parking stall with ez access to unit & guest parking, a sparkling pool & kiddie pool w/covered patio area, community laundry and additional outdoor space with BBQ area. Other conveniences close to home are shopping, dining, bus line, parks, banking, outdoor adventures, entertainment, the Windward Mall, and short commutes to Heeiea Kea Pier & Windward beaches. In addition to all this, this top floor unit offers pretty mountain and sky views along with trade wind breezes. Don't miss a great home to live in or invest in. Extra prkg may be avail for rent. **Sale Conditions:** None **Schools:** [Puohala, King, Castle](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	Lanai	Occ.	FL	DOM
<a href="#">45-697 Kamehameha Highway 315</a>	<a href="#">\$325,000</a>	2 & 1/0	620   \$524	50,442   \$6	0	38%	4	163

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">45-697 Kamehameha Highway 315</a>	\$77   \$522   \$0	\$64,000	\$199,800	\$263,800	123%	1974 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
<a href="#">45-697 Kamehameha Highway 315</a>	\$318,000	05-29-2020	98%	98%	Conventional

[45-697 Kamehameha Highway 315](#) - MLS#: [201931047](#) - Stylish, remodeled 2 bdrm, 1 bath corner end unit located in the heart of Kaneohe with easy access in every direction. A convenient Windward location & lifestyle at an affordable price in the Manai Hale Community. This unit offers a prime parking stall with ez access to unit & guest parking, a sparkling pool & kiddie pool w/covered patio area, community laundry and additional outdoor space with BBQ area. Other conveniences close to home are shopping, dining, bus line, parks, banking, outdoor adventures, entertainment, the Windward Mall, and short commutes to Heeiea Kea Pier & Windward beaches. In addition to all this, this top floor unit offers pretty mountain and sky views along with trade wind breezes. Don't miss a great home to live in or invest in. Extra prkg may be avail for rent.  
**Region:** Kaneohe **Neighborhood:** Puohala Village **Condition:** Above Average, Excellent **Parking:** Assigned, Guest, Open - 1 **Total Parking:** 1 **View:** Mountain **Frontage:** Other **Pool:** **Zoning:** 04 - R-7.5 Residential District **Sale Conditions:** None **Schools:** [Puohala, King, Castle](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number