

**Kauhale Beach Cove 45-180 Mahalani Place Unit 30, Kaneohe 96744 \* Kauhale Beach Cove****\* \$575,000**

|   |   |  |
|---|---|--|
| Sold Price: \$555,000   | Sold Date: 01-13-2020                                   | Sold Ratio: 97%                                    |
| Beds: <b>2</b>  | MLS#: <b>201932621, FS</b>                              | Year Built: <b>1978</b>                            |
| Bath: <b>1/1</b>  | Status: <b>Sold</b>                                     | Remodeled: <b>2019</b>                             |
| Living Sq. Ft.: <b>1,122</b>                                    | List Date & DOM: <b>11-18-2019 &amp; 15</b>             | Total Parking: <b>2</b>                            |
| Land Sq. Ft.: <b>224,247</b>                                    | Condition: <b>Above Average, Excellent</b>              | <a href="#">Assessed Value</a>                     |
| Lanai Sq. Ft.: <b>174</b>                                       | Frontage: <b>Ocean, Other, Stream/Canal, Waterfront</b> | Building: <b>\$286,800</b>                         |
| Sq. Ft. Other: <b>0</b>   | Tax/Year: <b>\$133/2019</b>                             | Land: <b>\$287,500</b>                             |
| Total Sq. Ft. <b>1,296</b>                                      | Neighborhood: <b>Government</b>                         | Total: <b>\$574,300</b>                            |
| Maint./Assoc. <b>\$740 / \$0</b>                                | <a href="#">Flood Zone</a> : <b>Zone X - Tool</b>       | Stories / CPR: <b>Two / No</b>                     |
| Parking: <b>Covered - 2, Guest, Tandem</b>                      | Frontage: <b>Ocean, Other, Stream/Canal, Waterfront</b> | View: <b>Garden, Marina/Canal, Mountain, Ocean</b> |
| <a href="#">Zoning</a> : <b>03 - R10 - Residential District</b> |   |  |

**Public Remarks:** Tastefully remodeled large two-bedroom (each with its own private vanity) located in a private gated community on Kaneohe Bay. Quartzite countertops, luxury vinyl plank flooring throughout, new ceiling fans, new vanity mirrors, new lighting fixtures, and newer appliances. Full-size deck off master with ocean & marina views. Huge Attic with 6' ceiling for potential loft. Situated towards the end of the complex for privacy. Dog-friendly w/NO size limit (verify). Tandem parking, storage closets (avail for 20/mo). Take a dip in the saltwater pool, or jacuzzi, or walk over to the lush waterfall. Paddle, Kayak or motor over to the famous sandbar. This fun-filled complex with tennis court, fishing pier, jogging path, boat launch/dock, caters to all lifestyles! MCBH, Beaches, Shop, Movies nearby. **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 |
|--|---------------------------|----------|---------------|---------------|-------|------|----|-----|
| <a href="#">45-180 Mahalani Place 30</a> | <a href="#">\$575,000</a> | 2 & 1/1  | 1,122   \$512 | 224,247   \$3 | 174   | 60%  | 2  | 15  |

| Address                                  | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|--|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">45-180 Mahalani Place 30</a> | \$133   \$740   \$0 | \$287,500     | \$286,800         | \$574,300      | 100%  | 1978 & 2019      |

| Address                                  | Sold Price | Sold Date  | Sold Ratio | Original Ratio | Sold Terms |
|--|------------|------------|------------|----------------|------------|
| <a href="#">45-180 Mahalani Place 30</a> | \$555,000  | 01-13-2020 | 97%        | 97%            | VA         |

[45-180 Mahalani Place 30](#) - MLS#: [201932621](#) - Tastefully remodeled large two-bedroom (each with its own private vanity) located in a private gated community on Kaneohe Bay. Quartzite countertops, luxury vinyl plank flooring throughout, new ceiling fans, new vanity mirrors, new lighting fixtures, and newer appliances. Full-size deck off master with ocean & marina views. Huge Attic with 6' ceiling for potential loft. Situated towards the end of the complex for privacy. Dog-friendly w/NO size limit (verify). Tandem parking, storage closets (avail for 20/mo). Take a dip in the saltwater pool, or jacuzzi, or walk over to the lush waterfall. Paddle, Kayak or motor over to the famous sandbar. This fun-filled complex with tennis court, fishing pier, jogging path, boat launch/dock, caters to all lifestyles! MCBH, Beaches, Shop, Movies nearby. **Region:** Kaneohe **Neighborhood:** Government **Condition:** Above Average, Excellent **Parking:** Covered - 2, Guest, Tandem **Total Parking:** 2 **View:** Garden, Marina/Canal, Mountain, Ocean **Frontage:** Ocean, Other, Stream/Canal, Waterfront **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