

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

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
45-180 Mahalani Place 30	\$575,000	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
45-180 Mahalani Place 30	\$133 \$740 \$0	\$287,500	\$286,800	\$574,300	100%	1978 & 2019

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
45-180 Mahalani Place 30	\$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