

Kauhale Beach Cove 45-180 Mahalani Place Unit 24, Kaneohe 96744 * Kauhale Beach Cove*** \$575,000**

Sold Price: \$575,000	Sold Date: 01-30-2020	Sold Ratio: 100%
Beds: 2	MLS#: 201932661, FS	Year Built: 1978
Bath: 1/1	Status: Sold	Remodeled: 2005
Living Sq. Ft.: 1,122	List Date & DOM: 11-18-2019 & 20	Total Parking: 2
Land Sq. Ft.: 224,247	Condition: Above Average, Excellent	Assessed Value
Lanai Sq. Ft.: 138	Frontage: Other, Waterfront	Building: \$286,800
Sq. Ft. Other: 0	Tax/Year: \$144/2019	Land: \$287,500
Total Sq. Ft. 1,260	Neighborhood: Government	Total: \$574,300
Maint./Assoc. \$744 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: Two / No
Parking: Assigned, Carport, Covered - 2, Guest, Tandem	Frontage: Other, Waterfront	

Zoning: 03 - R10 - Residential District**View: Coastline, Ocean**

Public Remarks: Remodeled two story townHOME in bayfront development with boat ramp and fishing pier- take your kayak or SUP out to the sand bar! Home has real oak flooring in downstairs living area, ceramic tile in kitchen and baths. Premium vinyl plank flooring in "koa" was recently installed on the stairway and bedrooms for the easy, care-free, love to play outside lifestyle- durable against pets, children and water/moisture. Views of water and dock from master bedroom is even more impressive in person. Pets allowed- no size restriction (please verify), plenty of grass and a multi-use fenced in rec area for tennis, dog play and more! Nice club house, pool and hot tub overlooking serene tropical greenery and Kaneohe Bay. 15 mins from MCBH and Kailua, 30 to JBPHH. Nearby shop, dine, highway. **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 24	\$575,000	2 & 1/1	1,122 \$512	224,247 \$3	138	60%	1	20

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
45-180 Mahalani Place 24	\$144 \$744 \$0	\$287,500	\$286,800	\$574,300	100%	1978 & 2005

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
45-180 Mahalani Place 24	\$575,000	01-30-2020	100%	100%	Conventional

[45-180 Mahalani Place 24](#) - MLS#: [201932661](#) - Remodeled two story townHOME in bayfront development with boat ramp and fishing pier- take your kayak or SUP out to the sand bar! Home has real oak flooring in downstairs living area, ceramic tile in kitchen and baths. Premium vinyl plank flooring in "koa" was recently installed on the stairway and bedrooms for the easy, care-free, love to play outside lifestyle- durable against pets, children and water/moisture. Views of water and dock from master bedroom is even more impressive in person. Pets allowed- no size restriction (please verify), plenty of grass and a multi-use fenced in rec area for tennis, dog play and more! Nice club house, pool and hot tub overlooking serene tropical greenery and Kaneohe Bay. 15 mins from MCBH and Kailua, 30 to JBPHH. Nearby shop, dine, highway. **Region:** Kaneohe **Neighborhood:** Government **Condition:** Above Average, Excellent **Parking:** Assigned, Carport, Covered - 2, Guest, Tandem **Total Parking:** 2 **View:** Coastline, Ocean **Frontage:** Other, 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