

Kauhale Beach Cove 45-180 Mahalani Place Unit 13, Kaneohe 96744 * Kauhale Beach Cove*** \$598,000**

Sold Price: \$590,000	Sold Date: 03-03-2020	Sold Ratio: 99%
Beds: 2	MLS#: 201935643 , FS	Year Built: 1978
Bath: 2/1	Status: Sold	Remodeled: 2019
Living Sq. Ft.: 1,185	List Date & DOM: 12-30-2019 & 28	Total Parking: 2
Land Sq. Ft.: 224,247	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 180	Frontage:	Building: \$267,000
Sq. Ft. Other: 0	Tax/Year: \$131/2019	Land: \$303,000
Total Sq. Ft. 1,365	Neighborhood: Mahalani	Total: \$570,000
Maint./Assoc. \$816 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: Two / No
Parking: Assigned, Covered - 1, Guest, Open - 1	Frontage:	
Zoning : 03 - R10 - Residential District	View: Garden	

Public Remarks: Gated Kauhale Beach Cove, a little-known bayfront community, is peaceful & private in lush green, tropical setting. Spacious remodeled 2 story townhome w/easy access to boat ramp & fishing pier-Kayak or SUP out to super fun Sand Bar! Large 2 Bdrm/2.5 ba home with recent major renovations including attractive new plank flooring, plush carpet, kitchen & bathrooms. Features incl open floor plan, 2 ensuite bedrooms, 3 lanais & 2 separate parking plus guest. Pets allowed, no size restriction (verify), plenty of grassy areas for freestyle romps. Great clubhouse, pool & hot tub overlooking serene tropical greenery & fun-filled Kaneohe Bay. Approx 15 mins to Marine base & Kailua, approx 30 to Pearl Harbor. Wonderfully peaceful & private environment w/easy ocean access & nearby shops, dining & hwy. **Sale Conditions:** None **Schools:** , , * [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 13	\$598,000	2 & 2/1	1,185 \$505	224,247 \$3	180	60%	2	28

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
45-180 Mahalani Place 13	\$131 \$816 \$0	\$303,000	\$267,000	\$570,000	105%	1978 & 2019

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
45-180 Mahalani Place 13	\$590,000	03-03-2020	99%	99%	VA

[45-180 Mahalani Place 13](#) - MLS#: [201935643](#) - Gated Kauhale Beach Cove, a little-known bayfront community, is peaceful & private in lush green, tropical setting. Spacious remodeled 2 story townhome w/easy access to boat ramp & fishing pier-Kayak or SUP out to super fun Sand Bar! Large 2 Bdrm/2.5 ba home with recent major renovations including attractive new plank flooring, plush carpet, kitchen & bathrooms. Features incl open floor plan, 2 ensuite bedrooms, 3 lanais & 2 separate parking plus guest. Pets allowed, no size restriction (verify), plenty of grassy areas for freestyle romps. Great clubhouse, pool & hot tub overlooking serene tropical greenery & fun-filled Kaneohe Bay. Approx 15 mins to Marine base & Kailua, approx 30 to Pearl Harbor. Wonderfully peaceful & private environment w/easy ocean access & nearby shops, dining & hwy. **Region:** Kaneohe **Neighborhood:** Mahalani **Condition:** Above Average **Parking:** Assigned, Covered - 1, Guest, Open - 1 **Total Parking:** 2 **View:** Garden **Frontage:** **Pool:** **Zoning:** 03 - R10 - Residential District **Sale Conditions:** None **Schools:** , , * [Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info](#)

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