

Kauhale Beach Cove 45-180 Mahalani Place Unit 14, Kaneohe 96744 * Kauhale Beach Cove*** \$595,000**

Sold Price: \$588,000	Sold Date: 10-29-2020	Sold Ratio: 99%
Beds: 3	MLS#: 202009241, FS	Year Built: 1978
Bath: 2/0	Status: Sold	Remodeled: 1998
Living Sq. Ft.: 1,185	List Date & DOM: 05-04-2020 & 36	Total Parking: 2
Land Sq. Ft.: 224,247	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 168	Frontage: Ocean, Other, Stream/Canal, Waterfront	Building: \$291,600
Sq. Ft. Other: 0	Tax/Year: \$180/2019	Land: \$326,300
Total Sq. Ft. 1,353	Neighborhood: Mahalani	Total: \$617,900
Maint./Assoc. \$816 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: / No
Parking: Assigned, Covered - 1, Open - 1	Frontage: Ocean, Other, Stream/Canal, Waterfront	

Zoning: 03 - R10 - Residential District**View: Garden, Marina/Canal**

Public Remarks: Single level unit in this rarely availed Gated Kauhale Beach Cove. Move-in condition unit with ceiling fans in every room, wood floor, laminate, and tiles. The kitchen was nicely upgraded with granite countertop and backsplash, stainless steel appliances, and wood cabinets. Bathroom upgraded with tiles, vanity sink/mirrors, light fixtures. This Bayfront community is peaceful & private in a lush green, tropical setting, and comes with boat ramp, fishing pier, clubhouse, pool & hot tub. Dog-friendly w/NO size limit (verify). Approx 15 mins to Marine base & Kailua, approx 30 to Pearl Harbor. Nearby shops, dining, movies, 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 14	\$595,000	3 & 2/0	1,185 \$502	224,247 \$3	168	0%	1	36

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
45-180 Mahalani Place 14	\$180 \$816 \$0	\$326,300	\$291,600	\$617,900	96%	1978 & 1998

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
45-180 Mahalani Place 14	\$588,000	10-29-2020	99%	99%	Conventional

[45-180 Mahalani Place 14](#) - MLS#: [202009241](#) - Single level unit in this rarely availed Gated Kauhale Beach Cove. Move-in condition unit with ceiling fans in every room, wood floor, laminate, and tiles. The kitchen was nicely upgraded with granite countertop and backsplash, stainless steel appliances, and wood cabinets. Bathroom upgraded with tiles, vanity sink/mirrors, light fixtures. This Bayfront community is peaceful & private in a lush green, tropical setting, and comes with boat ramp, fishing pier, clubhouse, pool & hot tub. Dog-friendly w/NO size limit (verify). Approx 15 mins to Marine base & Kailua, approx 30 to Pearl Harbor. Nearby shops, dining, movies, highway. **Region:** Kaneohe **Neighborhood:** Mahalani **Condition:** Above Average **Parking:** Assigned, Covered - 1, Open - 1 **Total Parking:** 2 **View:** Garden, Marina/Canal **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