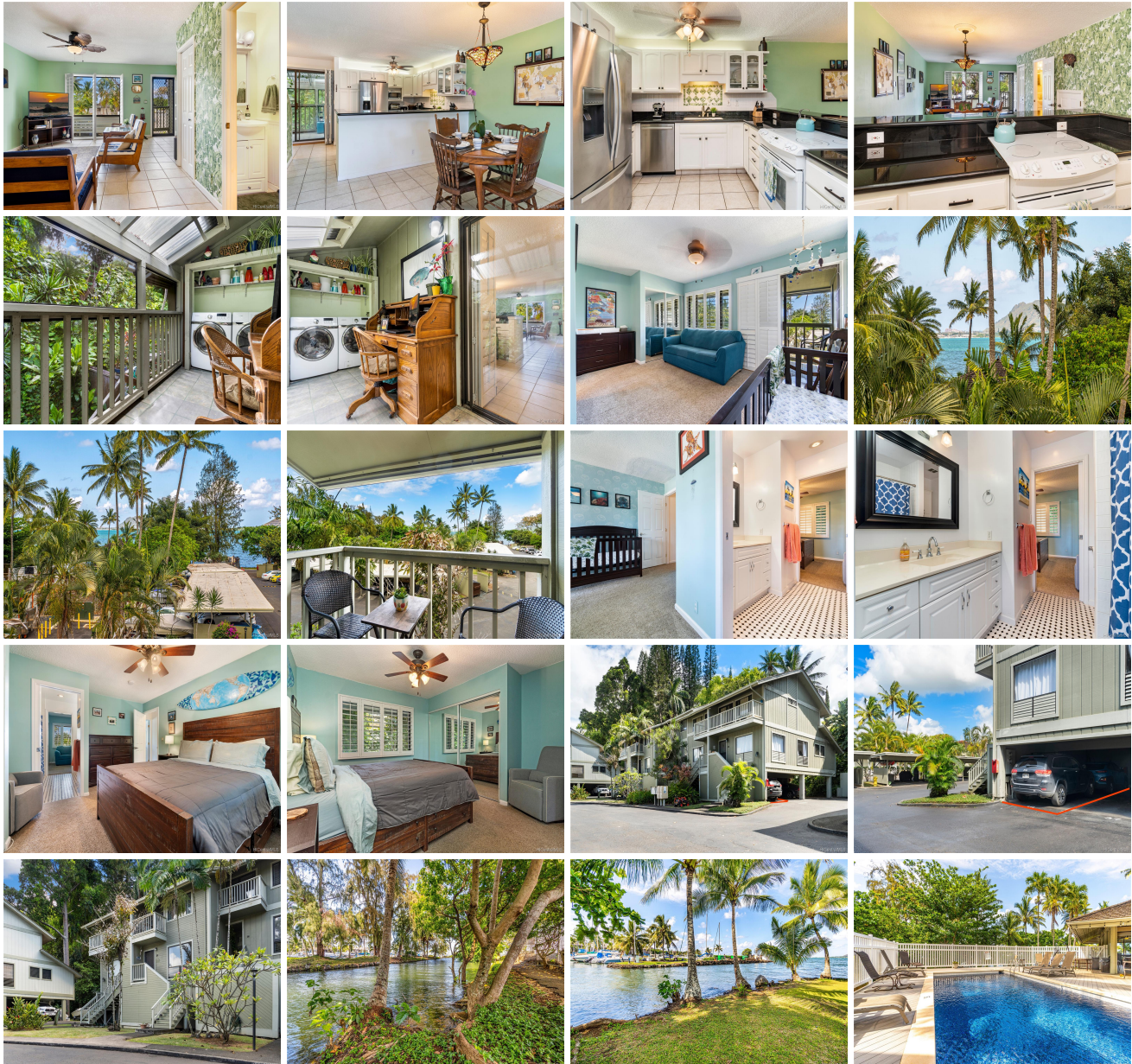


Kauhale Beach Cove 45-180 Mahalani Place Unit 26, Kaneohe 96744 * Kauhale Beach Cove

*** \$585,000 * Originally \$590,000**

Sold Price: \$580,000	Sold Date: 08-12-2020	Sold Ratio: 99%
Beds: 2	MLS#: <u>202011072</u>, FS	Year Built: 1978
Bath: 1/1	Status: Sold	Remodeled: 2005
Living Sq. Ft.: 1,122	List Date & DOM: 05-15-2020 & 56	Total Parking: 2
Land Sq. Ft.: 224,247	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 138	Frontage: Ocean	Building: \$286,800
Sq. Ft. Other: 0	Tax/Year: \$168/2019	Land: \$287,500
Total Sq. Ft. 1,260	Neighborhood: Mahalani	Total: \$574,300
Maint./Assoc. \$774 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: Two / No
Parking: Assigned, Covered - 2, Guest, Secured Entry, Street	Frontage: Ocean	
Zoning : 03 - R10 - Residential District	View: Coastline, Ocean	

Public Remarks: Welcome Home to Kauhale Beach Cove! This private waterfront community is nestled in Kaneohe. Open concept kitchen, dining and living room boasting natural light, plantation shutters, and white cabinets. Two bedrooms and a full bath await you upstairs with gorgeous ocean views! A second lanai downstairs backs up to lush green gardens. Community dock, pool/jacuzzi, tennis courts, meeting room, and a walking path along the water await you! 2 covered parking stalls and ample storage. View virtual walk-through <https://my.matterport.com/show/?m=PiByvvhWNw8&mls=1> **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 26	\$585,000	2 & 1/1	1,122 \$521	224,247 \$3	138	60%	1	56

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
45-180 Mahalani Place 26	\$168 \$774 \$0	\$287,500	\$286,800	\$574,300	102%	1978 & 2005

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
45-180 Mahalani Place 26	\$580,000	08-12-2020	99%	98%	VA 900

[45-180 Mahalani Place 26](#) - MLS#: [202011072](#) - Original price was \$590,000 - Welcome Home to Kauhale Beach Cove! This private waterfront community is nestled in Kaneohe. Open concept kitchen, dining and living room boasting natural light, plantation shutters, and white cabinets. Two bedrooms and a full bath await you upstairs with gorgeous ocean views! A second lanai downstairs backs up to lush green gardens. Community dock, pool/jacuzzi, tennis courts, meeting room, and a walking path along the water await you! 2 covered parking stalls and ample storage. View virtual walk-through <https://my.matterport.com/show/?m=PiByvvhWNw8&mIs=1> **Region:** Kaneohe **Neighborhood:** Mahalani **Condition:** Above Average **Parking:** Assigned, Covered - 2, Guest, Secured Entry, Street **Total Parking:** 2 **View:** Coastline, Ocean **Frontage:** Ocean **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