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#: **202011072, 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&mls=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