Kauhale Beach Cove 45-180 Mahalani Place Unit 9, Kaneohe 96744 * Kauhale Beach Cove *

$599,000

Sold Price: $596,000	Sold Date: 09-24-2020	Sold Ratio: 99%
Beds: **2**	MLS#: **202018317, FS**	Year Built: **1978**
Bath: **2/1**	Status: **Sold**	Remodeled:
Living Sq. Ft.: **1,185**	List Date & DOM: **07-29-2020** & **6**	Total Parking: **2**
Land Sq. Ft.: **224,247**	Condition: **Excellent**	Assessed Value
Lanai Sq. Ft.: **156**	Frontage: **Conservation, Marina, Ocean, Waterfront**	Building: **$211,800**
Sq. Ft. Other: **0**	Tax/Year: **$147/2019**	Land: **$326,300**
Total Sq. Ft. **1,341**	Neighborhood: **Mahalani**	Total: **$538,100**
Maint./Assoc. **$816 / $0**	Flood Zone: **Zone X - Tool**	Stories / CPR: **Two / No**
Parking: **Assigned, Guest**	Frontage: **Conservation, Marina, Ocean, Waterfront**	
Zoning: **03 - R10 - Residential District**	View: **Garden, Mountain**	

Public Remarks: Kauhale Beach Cove is a Hidden Gem on Kaneohe Bay located across from Coconut Island. It's a private, gated community with a waterfall and beautiful stream, a fishing pier, a private boat ramp perfect for launching your boat, kayak or SUP. This large 2 story, 2 bedroom, 2.5 bath townhome is one of the few units with windows on 3 sides, surrounded by beautiful tropical foliage and tastefully upgraded kitchen and bathrooms. When you're not enjoying a day on the Bay, you have a beautiful pool, jacuzzi, basketball court and clubhouse to hang out at and enjoy the beautiful blue views of Kaneohe Bay. Not to Mention it is Pet Friendly with no size restrictions and Centrally Located Near Windward Mall, H3 and Kaneohe Marine Corp Base. **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 9	$599,000	2 & 2/1	1,185 | $505	224,247 | $3	156	60%	2	6

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
45-180 Mahalani Place 9	$147 | $816 | $0	$326,300	$211,800	$538,100	111%	1978 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
45-180 Mahalani Place 9	$596,000	09-24-2020	99%	99%	VA

45-180 Mahalani Place 9 - MLS#: 202018317 - Kauhale Beach Cove is a Hidden Gem on Kaneohe Bay located across from Coconut Island. It's a private, gated community with a waterfall and beautiful stream, a fishing pier, a private boat ramp perfect for launching your boat, kayak or SUP. This large 2 story, 2 bedroom, 2.5 bath townhome is one of the few units with windows on 3 sides, surrounded by beautiful tropical foliage and tastefully upgraded kitchen and bathrooms. When you're not enjoying a day on the Bay, you have a beautiful pool, jacuzzi, basketball court and clubhouse to hang out at and enjoy the beautiful blue views of Kaneohe Bay. Not to Mention it is Pet Friendly with no size restrictions and Centrally Located Near Windward Mall, H3 and Kaneohe Marine Corp Base. **Region:** Kaneohe **Neighborhood:** Mahalani **Condition:** Excellent **Parking:** Assigned, Guest **Total Parking:** 2 **View:** Garden, Mountain **Frontage:** Conservation,Marina,Ocean,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