Kauhale Beach Cove 45-180 Mahalani Place Unit 25, Kaneohe 96744 * Kauhale Beach Cove * $589,500

Sold Price: $589,500	Sold Date: 12-23-2020	Sold Ratio: 100%
Beds: **2**	MLS#: **202027903, FS**	Year Built: **1978**
Bath: **1/1**	Status: **Sold**	Remodeled: **2015**
Living Sq. Ft.: **1,122**	List Date & DOM: **10-27-2020** & **12**	Total Parking: **2**
Land Sq. Ft.: **224,247**	Condition: **Excellent**	Assessed Value
Lanai Sq. Ft.: **0**	Frontage: **Ocean, Stream/Canal, Waterfront**	Building: **$268,000**
Sq. Ft. Other: **0**	Tax/Year: **$168/2020**	Land: **$309,600**
Total Sq. Ft. **1,122**	Neighborhood: **Mahalani**	Total: **$577,600**
Maint./Assoc. **$774 / $0**	Flood Zone: **Zone A,Zon - Tool**	Stories / CPR: **Two / No**
Parking: **Assigned, Covered - 2, Tandem**		Frontage: **Ocean, Stream/Canal, Waterfront**
Zoning: **03 - R10 - Residential District**		View: **Coastline, Garden, Ocean**

Public Remarks: Oceanfront living at an affordable price! This condo is in a small, very private gated community on the shores of Kaneohe Bay with resort type living which includes pool, jacuzzi, club house, BBQ and a boat ramp. The unit was extensively renovated in 2015 with new kitchen cabinets, counter tops, appliances, sink, & fixtures. The bath had new tub, tile, cabinets, counter top, etc. Unit had new ceiling fans, light fixtures, flooring and paint. It has been well cared for since then and ready to move into. First level is a great room, kitchen & screened porch. Upstairs is two bedrooms, bath and a covered lanai with ocean view. Covered tandem parking (#39) is directly under the unit. Click on video icon to walk thru the unit. **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 25	$589,500	2 & 1/1	1,122 | $525	224,247 | $3	0	67%	2	12

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
45-180 Mahalani Place 25	$168 | $774 | $0	$309,600	$268,000	$577,600	102%	1978 & 2015

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
45-180 Mahalani Place 25	$589,500	12-23-2020	100%	100%	VA 0

45-180 Mahalani Place 25 - MLS#: 202027903 - Oceanfront living at an affordable price! This condo is in a small, very private gated community on the shores of Kaneohe Bay with resort type living which includes pool, jacuzzi, club house, BBQ and a boat ramp. The unit was extensively renovated in 2015 with new kitchen cabinets, counter tops, appliances, sink, & fixtures. The bath had new tub, tile, cabinets, counter top, etc. Unit had new ceiling fans, light fixtures, flooring and paint. It has been well cared for since then and ready to move into. First level is a great room, kitchen & screened porch. Upstairs is two bedrooms, bath and a covered lanai with ocean view. Covered tandem parking (#39) is directly under the unit. Click on video icon to walk thru the unit. **Region:** Kaneohe **Neighborhood:** Mahalani **Condition:** Excellent **Parking:** Assigned, Covered - 2, Tandem **Total Parking:** 2 **View:** Coastline, Garden, Ocean **Frontage:** Ocean,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