

Kauhale Beach Cove 45-180 Mahalani Place Unit 36, Kaneohe 96744 * Kauhale Beach Cove*** \$650,000**

Sold Price: \$715,000	Sold Date: 02-24-2021	Sold Ratio: 110%
Beds: 2	MLS#: 202029432, FS	Year Built: 1978
Bath: 1/1	Status: Sold	Remodeled:
Living Sq. Ft.: 828	List Date & DOM: 11-16-2020 & 9	Total Parking: 2
Land Sq. Ft.: 224,247	Condition: Above Average, Average	Assessed Value
Lanai Sq. Ft.: 240	Frontage: Stream/Canal	Building: \$274,100
Sq. Ft. Other: 0	Tax/Year: \$147/2020	Land: \$231,000
Total Sq. Ft. 1,068	Neighborhood: Mahalani	Total: \$505,100
Maint./Assoc. \$606 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: Two / No
Parking: Covered - 2, Guest, Open - 1, Tandem	Frontage: Stream/Canal	

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

Public Remarks: Oh my!! This is an amazing opportunity to own in charming Kauhale Beach Cove! Rarely available 2/1.5 stand alone cottage right across from the picturesque flowing stream and waterfall. This lovely home features huge deck overlooking the scenic Kauhale Beach Cove grounds, beautiful hard wood floors, huge master ensuite on the entire upper floor with cedar lined walk in closet. Open living area overlooking the lush green grounds, half bath, bedroom, and kitchen on main floor. Spacious enclosed storage underneath home; perfect for a workshop. Enjoy living in the gated community of Kauhale Beach Cove with its amenities galore including dock, pool, clubhouse, BBQ, guest parking and more. This adorable home won't last long, it is definitely a must see! **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 36	\$650,000	2 & 1/1	828 \$785	224,247 \$3	240	68%	2	9

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
45-180 Mahalani Place 36	\$147 \$606 \$0	\$231,000	\$274,100	\$505,100	129%	1978 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
45-180 Mahalani Place 36	\$715,000	02-24-2021	110%	110%	Conventional

[45-180 Mahalani Place 36](#) - MLS#: [202029432](#) - Oh my!! This is an amazing opportunity to own in charming Kauhale Beach Cove! Rarely available 2/1.5 stand alone cottage right across from the picturesque flowing stream and waterfall. This lovely home features huge deck overlooking the scenic Kauhale Beach Cove grounds, beautiful hard wood floors, huge master ensuite on the entire upper floor with cedar lined walk in closet. Open living area overlooking the lush green grounds, half bath, bedroom, and kitchen on main floor. Spacious enclosed storage underneath home; perfect for a workshop. Enjoy living in the gated community of Kauhale Beach Cove with its amenities galore including dock, pool, clubhouse, BBQ, guest parking and more. This adorable home won't last long, it is definitely a must see! **Region:** Kaneohe **Neighborhood:** Mahalani **Condition:** Above Average, Average **Parking:** Covered - 2, Guest, Open - 1, Tandem **Total Parking:** 2 **View:** Marina/Canal **Frontage:** Stream/Canal **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