Manai Hale 45-697 Kamehameha Highway Unit 308, Kaneohe 96744 * Manai Hale * $299,000

Sold Price: $299,000	Sold Date: 03-29-2021	Sold Ratio: 100%
Beds: **2**	MLS#: **202102168, FS**	Year Built: **1974**
Bath: **1/0**	Status: **Sold**	Remodeled:
Living Sq. Ft.: **620**	List Date & DOM: **02-01-2021** & **10**	Total Parking: **1**
Land Sq. Ft.: **50,442**	Condition: **Above Average**	Assessed Value
Lanai Sq. Ft.: **0**	Frontage:	Building: **$221,700**
Sq. Ft. Other: **0**	Tax/Year: **$88/2020**	Land: **$72,800**
Total Sq. Ft. **620**	Neighborhood: **Puohala Village**	Total: **$294,500**
Maint./Assoc. **$539 / $0**	Flood Zone: **Zone X - Tool**	Stories / CPR: **Three / No**
Parking: **Assigned, Guest, Open - 1**	Frontage:	
Zoning: **04 - R-7.5 Residential District**	View: **None**	

Public Remarks: Manai Hale – Rarely Available! Come and see this 2 bedroom/1 bath/1 parking unit located with floor to ceilings windows that enhance the breezes. This kitchen with gas stove, bathroom and laminate flooring recently updated in 2018 is always a nice touch. The unit is located across from the guest parking and above the community laundry and the building is ideal in central Kaneohe located near it all in the desirable Windward side of the island. Amenities include a pool, kiddie pool and barbecue area to enjoy - great for a first-time homeowner or an investor. Call for an appt! **Sale Conditions:** None **Schools:** Puohala, King, Castle * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	Lanai	Occ.	FL	DOM
45-697 Kamehameha Highway 308	$299,000	2 & 1/0	620 | $482	50,442 | $6	0	39%	3	10

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
45-697 Kamehameha Highway 308	$88 | $539 | $0	$72,800	$221,700	$294,500	102%	1974 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
45-697 Kamehameha Highway 308	$299,000	03-29-2021	100%	100%	Conventional

45-697 Kamehameha Highway 308 - MLS#: 202102168 - Manai Hale – Rarely Available! Come and see this 2 bedroom/1 bath/1 parking unit located with floor to ceilings windows that enhance the breezes. This kitchen with gas stove, bathroom and laminate flooring recently updated in 2018 is always a nice touch. The unit is located across from the guest parking and above the community laundry and the building is ideal in central Kaneohe located near it all in the desirable Windward side of the island. Amenities include a pool, kiddie pool and barbecue area to enjoy - great for a first-time homeowner or an investor. Call for an appt! **Region:** Kaneohe **Neighborhood:** Puohala Village **Condition:** Above Average **Parking:** Assigned, Guest, Open - 1 **Total Parking:** 1 **View:** None **Frontage: Pool: Zoning:** 04 - R-7.5 Residential District **Sale Conditions:** None **Schools:** Puohala, King, Castle * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number