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

Beds: **2**	MLS#: **202029361, FS**	Year Built: **1978**
Bath: **1/1**	Status: **Cancelled**	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: **414**	Tax/Year: **$148/2020**	Land: **$231,000**
Total Sq. Ft. **1,482**	Neighborhood: **Mahalani**	Total: **$505,100**
Maint./Assoc. **$606 / $0**	Flood Zone: **Zone X - Tool**	Stories / CPR: **Two / Yes**
Parking: **2 Car, Boat**	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.	DOM
45-180 Mahalani Place 36	$650,000	2 & 1/1	828 | $785	224,247 | $3	9

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
45-180 Mahalani Place 36	$148 | $606 | $0	$231,000	$274,100	$505,100	129%	1978 & NA

45-180 Mahalani Place 36 - MLS#: 202029361 - 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:** 2 Car, Boat **Total Parking:** 2 **View:** Marina/Canal **Frontage:** Stream/Canal **Pool:** Community Association 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