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