## 45-008 Mahalani Circle, Kaneohe 96744 \* \$735,000 \* Originally \$790,000

 Sold Price:
 \$735,000
 Sold Date:
 07-19-2021
 Sold Ratio:
 100%

 Beds:
 4
 MLS#:
 202105089, FS
 Year Built:
 1954

 Bath:
 1/0
 Status:
 Sold
 Remodeled:
 1974

 Living Sq. Ft.:
 1,050
 List Date & DOM:
 03-01-2021 & 65
 Total Parking:
 2

**Needs Major** 

Land Sq. Ft.: **5,000** Condition: **Repair, Tear** Assessed Value

Down

 Lanai Sq. Ft.: 564
 Frontage: Other
 Building: \$97,300

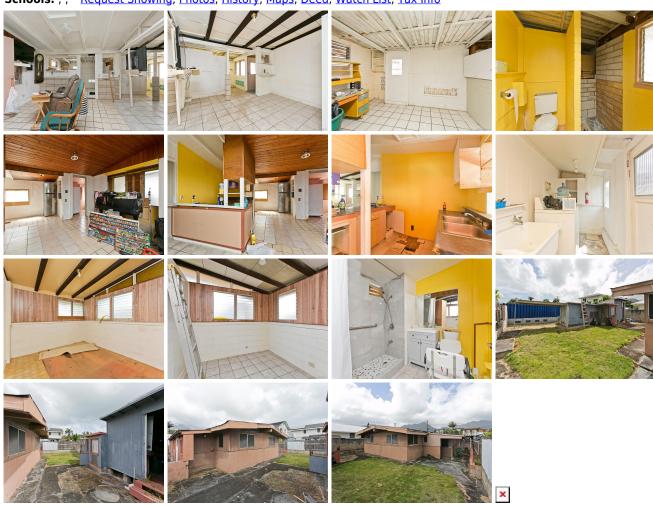
 Sq. Ft. Other: 192
 Tax/Year: \$231/2020
 Land: \$695,500

 Total Sq. Ft. 1,806
 Neighborhood: Mahalani
 Total: \$792,800

 Maint./Assoc. \$0 / \$0
 Flood Zone: Zone X - Tool
 Stories / CPR: One / No

Parking: **3 Car+** Frontage: **Other** Zoning: **05 - R-5 Residential District** View: **None** 

**Public Remarks:** Bring your contractor, here is an exciting opportunity to either tear down or possibly renovate this single level home in Kaneohe Town. If you build 2nd story house, you can have the ocean view!!! Home is sold "as is". "Where is" the seller will not make any repairs or offer any concessions. Actual living square footage may not match tax records. Buyers are advised to independently verify the accuracy of all information with appropriate professionals. **Sale Conditions:** None **Schools:** , , \* Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info



Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	DOM
45-008 Mahalani Circle	\$735,000	4 & 1/0	1,050   \$700	5,000   \$147	65

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
45-008 Mahalani Circle	\$231   \$0   \$0	\$695,500	\$97,300	\$792,800	93%	1954 & 1974

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
45-008 Mahalani Circle	\$735,000	07-19-2021	100%	93%	Misc

45-008 Mahalani Circle - MLS#: 202105089 - Original price was \$790,000 - Bring your contractor, here is an exciting opportunity to either tear down or possibly renovate this single level home in Kaneohe Town. If you build 2nd story house, you can have the ocean view!!! Home is sold "as is". "Where is" the seller will not make any repairs or offer any concessions. Actual living square footage may not match tax records. Buyers are advised to independently verify the accuracy of all information with appropriate professionals. Region: Kaneohe Neighborhood: Mahalani Condition: Needs Major Repair, Tear Down Parking: 3 Car+ Total Parking: 2 View: None Frontage: Other Pool: None Zoning: 05 - R-5 Residential District Sale Conditions: None Schools: , , \* Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market