45-135 Mahalani Circle,	Kaneohe 9674	<mark>4</mark> * \$1,600,000 *	* Originally \$1,550,000
Sold Price: \$1,600,000	Sold Date:	10-19-2021	Sold Ratio: 100%
Beds: 5	MLS#:	<u>202118304</u> , FS	Year Built: 1954
Bath: 2/1	Status:	Sold	Remodeled: 1968
Living Sq. Ft.: 1,758	List Date & DOM:	07-12-2021 & 18	Total Parking: 2
Land Sq. Ft.: 5,010	Condition:	Above Average, Excellent	Assessed Value
Lanai Sq. Ft.: 216	Frontage:	Conservation, Ocean, Waterfront	Building: \$237,600
Sq. Ft. Other: 0	Tax/Year:	\$531/2020	Land: \$940,200
Total Sq. Ft. 1,974	Neighborhood:	Mahalani	Total: \$1,177,800
Maint./Assoc. \$0 / \$0	Flood Zone:	Zone X - <u>Tool</u>	Stories / CPR: Two / No
Parking: 1 Car, 3 Car+, Carp	ort	Frontage:	Conservation, Ocean, Waterfront
Zoning: 05 - R-5 Residentia	l District	View:	Coastline, Mountain, Ocean, Sunrise

Public Remarks: This captivating waterfront property provides spectacular unobstructed views of Kaneohe Bay and the Koolau Mountain Range. Enjoy some quiet time or entertain a gathering on your spacious covered ocean front patio. Take in your daily dose of vitamin Sea while kayaking, fishing, SUP, or snorkeling. The main house is a spacious 4Bed/1.5Bath & the current layout creates 2 cozy living room spaces. Newer Vinyl windows throughout the house brings in generous natural lighting and cool trade winds. The kitchen is equipped with a stainless steel range, dishwasher & granite kitchen counters. You will be amazed at the breathtaking views from the 2nd story adorable 1Bed/1Bath studio with separate entrance, kitchenette, full bath, walk-in closet and private oceanfront deck. Other great features about this property: Flood Zone X no flood insurance required, fully fenced front and back lawn, freshly painted, ample storage space, a covered stall & parking for several other vehicles. Conveniently location near Kaneohe Town, Marine Corps Air Station Kaneohe Bay, restaurants, shops & close to neighboring Kailua town. **Sale Conditions:** None **Schools:** <u>Reverend Benjamin Parker, King, Castle * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info</u>

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
45-135 Mahalani Circle	<u>\$1,600,000</u>	5 & 2/1	1,758 \$910	5,010 \$319	18

Address	Tax Maint. Ass.	Assessed Land	Assessed Building		Ratio	Year & Remodeled
45-135 Mahalani Circle	\$531 \$0 \$0	\$940,200	\$237,600	\$1,177,800	136%	1954 & 1968

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
45-135 Mahalani Circle	\$1,600,000	10-19-2021	100%	103%	VA

45-135 Mahalani Circle - MLS#: 202118304 - Original price was \$1,550,000 - This captivating waterfront property provides spectacular unobstructed views of Kaneohe Bay and the Koolau Mountain Range. Enjoy some quiet time or entertain a gathering on your spacious covered ocean front patio. Take in your daily dose of vitamin Sea while kayaking, fishing, SUP, or snorkeling. The main house is a spacious 4Bed/1.5Bath & the current layout creates 2 cozy living room spaces. Newer Vinyl windows throughout the house brings in generous natural lighting and cool trade winds. The kitchen is equipped with a stainless steel range, dishwasher & granite kitchen counters. You will be amazed at the breathtaking views from the 2nd story adorable 1Bed/1Bath studio with separate entrance, kitchenette, full bath, walk-in closet and private oceanfront deck. Other great features about this property: Flood Zone X no flood insurance required, fully fenced front and back lawn, freshly painted, ample storage space, a covered stall & parking for several other vehicles. Conveniently location near Kaneohe Town, Marine Corps Air Station Kaneohe Bay, restaurants, shops & close to neighboring Kailua town. **Region:** Kaneohe **Neighborhood:** Mahalani **Condition:** Above Average, Excellent **Parking:** 1 Car, 3 Car+, Carport **Total Parking:** 2 **View:** Coastline, Mountain, Ocean, Sunrise **Frontage:** Conservation,Ocean,Waterfront **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** Reverend Benjamin Parker, King, Castle * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info