[45-135 Mahalani Circle, Kaneohe 96744](#) * $1,600,000 * Originally $1,550,000

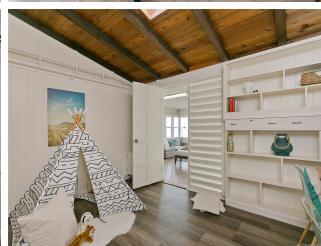|		
Sold Price: $1,600,000	Sold Date: 10-19-2021	Sold Ratio: 100%
Beds: **5**	MLS#: **202118304, FS**	Year Built: **1954**
Bath: **2/1**	Status: **Sold**	Remodeled: **1968**
Living Sq. Ft.: **1,758**	List Date & DOM: **07-12-2021** & **18**	Total Parking: **2**
Land Sq. Ft.: **5,010**	Condition: **Above 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 - [Tool](#)**	Stories / CPR: **Two / No**
Parking: **1 Car, 3 Car+, Carport**		Frontage: **Conservation, Ocean, Waterfront**
[Zoning](#): **05 - R-5 Residential 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:** [Reverend Benjamin Parker](#), [King](#), [Castle](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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

Address	Tax	Maint.	Ass.	Assessed Land	Assessed Building	Assessed Total	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

DOM = Days on Market