

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: 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	View: Coastline, Mountain, Ocean, Sunrise
Zoning : 05 - R-5 Residential District		

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