

Beds: 3	MLS#: <u>202328417</u>, FS	Year Built: 1952
Bath: 1/0	Status: Pending	Remodeled:
Living Sq. Ft.: 876	List Date & DOM: 01-15-2024 & 82	Total Parking: 1
Land Sq. Ft.: 12,640	Condition: Fair	Assessed Value
Lanai Sq. Ft.: 0	Frontage:	Building: \$100,200
Sq. Ft. Other: 240	Tax/Year: \$277/2023	Land: \$848,200
Total Sq. Ft. 1,116	Neighborhood: Puohala Village	Total: \$948,400
Maint./Assoc. \$0 / \$0	Flood Zone : Zone X - <u>Tool</u>	Stories / CPR: One / No
Parking: 1 Car, Driveway, Street	Frontage:	
Zoning : 04 - R-7.5 Residential District	View: Mountain	

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
45-407A Makalani Street	\$1,100,000	3 & 1/0	876 \$1,256	12,640 \$87	82

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
45-407A Makalani Street	\$277 \$0 \$0	\$848,200	\$100,200	\$948,400	116%	1952 & NA

45-407A Makalani Street - MLS#: **202328417** - Original price was \$1,350,000 - Fabulous and rare opportunity to develop your personal compound with two homes (SFR & ADU) in the sought after Puohala Village of Kaneohe. Conveniently located a few blocks from Windward Shopping Center, Foodland, Ross, Starbucks, and so much more. Easy access to the H3, the Likelike, Pali Highway, and just minutes from the world class beaches of Kailua Town. Imagine the options available on this 12k SF lot.. A blank slate for extensive gardens, room for a pool, pickle ball court or boat storage! Opportunities like this don't hit the market too often! The views of the Koolau mountains from the backyard are world class!! Buyer is to rely solely on their own diligence as to development possibilities. Interest in adjoining driveway lot be transferred to buyer at closing. Home is in mostly original condition. **Region:** Kaneohe **Neighborhood:** Puohala Village **Condition:** Fair **Parking:** 1 Car, Driveway, Street **Total Parking:** 1 **View:** Mountain **Frontage:** Pool: None **Zoning:** 04 - R-7.5 Residential District **Sale Conditions:** None **Schools:** [Puohala](#), [King](#), [Castle](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market