

**45-407A Makalani Street, Kaneohe 96744 \* \$1,100,000 \* Originally \$1,350,000**

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

**Public Remarks:** 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. **Sale Conditions:** None **Schools:** [Puohala](#), [King](#), [Castle](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	DOM
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<a href="#">45-407A Makalani Street</a>	<b>\$1,100,000</b>	3 & 1/0	876   \$1,256	12,640   \$87	82
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Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">45-407A Makalani Street</a>	\$277   \$0   \$0	\$848,200	\$100,200	\$948,400	116%	1952 & NA

<a href="#">45-407A Makalani Street</a> - MLS#: <a href="#">202328417</a> - 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. <b>Region:</b> Kaneohe <b>Neighborhood:</b> Puohala Village <b>Condition:</b> Fair <b>Parking:</b> 1 Car, Driveway, Street <b>Total Parking:</b> 1 <b>View:</b> Mountain <b>Frontage:</b> <b>Pool:</b> None <b>Zoning:</b> 04 - R-7.5 Residential District <b>Sale Conditions:</b> None <b>Schools:</b> <a href="#">Puohala</a> , <a href="#">King</a> , <a href="#">Castle</a> * <a href="#">Request Showing</a> , <a href="#">Photos</a> , <a href="#">History</a> , <a href="#">Maps</a> , <a href="#">Deed</a> , <a href="#">Watch List</a> , <a href="#">Tax Info</a>						
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DOM = Days on Market