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

Beds: 3 MLS#: 202328417, 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 - Tool Stories / CPR: One / No

Parking: **1 Car, Driveway, Street** Frontage:

Zoning: 04 - R-7.5 Residential District View: **Mountain**

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
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