

## 45-326 Paewalani Place, Kaneohe 96744 \* \$965,000

Sold Price: \$1,022,000	Sold Date: 04-30-2024	Sold Ratio: 106%
Beds: <b>3</b>	MLS#: <b>202402962, FS</b>	Year Built: <b>1958</b>
Bath: <b>1/1</b>	Status: <b>Sold</b>	Remodeled:
Living Sq. Ft.: <b>980</b>	List Date & DOM: <b>02-02-2024 &amp; 9</b>	Total Parking: <b>4</b>
Land Sq. Ft.: <b>8,032</b>	Condition: <b>Above Average</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>0</b>	Frontage: <b>Other</b>	Building: <b>\$72,000</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$89/2023</b>	Land: <b>\$836,700</b>
Total Sq. Ft. <b>980</b>	Neighborhood: <b>Mahalani</b>	Total: <b>\$908,700</b>
Maint./Assoc. <b>\$0 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone X - Tool</b>	Stories / CPR: <b>Two / No</b>
Parking: <b>2 Car, Driveway</b>	Frontage: <b>Other</b>	
<a href="#">Zoning</a> : <b>03 - R10 - Residential District</b>	View: <b>Mountain, Ocean</b>	

**Public Remarks:** Nestled in the idyllic town of Kaneohe, this charming 3 bed, 1.5 bath home is a true gem waiting to be discovered. The home offers a picturesque balcony that overlooks the breathtaking Ko'olau mountain range, well maintained lush Landscapping and an open concept design that creates a sense of spaciousness and seamless flow between living areas, split AC and stunning hardwood floors. The bedrooms in this charming home offer a peaceful sanctuary to retreat to at the end of a long day. Located in the desirable community of Kaneohe, this homes is near hiking trails, near pristine beaches and near a vibrant local dining scene. Come and book your showing today. Seller is related to Co-listing agent. Bedrooms and bathrooms do not match the tax records. **Sale Conditions:** None **Schools:** [Parker](#), [King](#), [Castle](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	DOM
<a href="#">45-326 Paewalani Place</a>	<a href="#">\$965,000</a>	3 & 1/1	980   \$985	8,032   \$120	9

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">45-326 Paewalani Place</a>	\$89   \$0   \$0	\$836,700	\$72,000	\$908,700	106%	1958 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
<a href="#">45-326 Paewalani Place</a>	\$1,022,000	04-30-2024	106%	106%	Conventional

[45-326 Paewalani Place](#) - MLS#: [202402962](#) - Nestled in the idyllic town of Kaneohe, this charming 3 bed, 1.5 bath home is a true gem waiting to be discovered. The home offers a picturesque balcony that overlooks the breathtaking Ko'olau mountain range, well maintained lush Landscapping and an open concept design that creates a sense of spaciousness and seamless flow between living areas, split AC and stunning hardwood floors. The bedrooms in this charming home offer a peaceful sanctuary to retreat to at the end of a long day. Located in the desirable community of Kaneohe, this homes is near hiking trails, near pristine beaches and near a vibrant local dining scene. Come and book your showing today. Seller is related to Co-listing agent. Bedrooms and bathrooms do not match the tax records. **Region:** Kaneohe **Neighborhood:** Mahalani **Condition:** Above Average **Parking:** 2 Car, Driveway **Total Parking:** 4 **View:** Mountain, Ocean **Frontage:** Other **Pool:** None **Zoning:** 03 - R10 - Residential District **Sale Conditions:** None **Schools:** [Parker](#), [King](#), [Castle](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market