

Makani Kai Marina 45-995 Waialele Road Unit 10, Kaneohe 96744 * \$1,069,900 * Originally

\$1,100,000

Beds: 3	MLS#: 202406798, FS	Year Built: 1977
Bath: 2/0	Status: Active Under Contract	Remodeled: 2020
Living Sq. Ft.: 1,258	List Date & DOM: 03-20-2024 & 56	Total Parking: 2
Land Sq. Ft.: 256,786	Condition: Excellent	Assessed Value
Lanai Sq. Ft.: 292	Marina, Frontage: Stream/Canal, Waterfront	Building: \$636,300
Sq. Ft. Other: 0	Tax/Year: \$283/2023	Land: \$331,600
Total Sq. Ft. 1,550	Neighborhood: Puualii	Total: \$967,900
Maint./Assoc. \$1,476 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: Two / No
Parking: Assigned, Covered - 1, Guest, Secured Entry	Frontage: Marina, Stream/Canal, Waterfront	
Zoning : 03 - R10 - Residential District	View: Marina/Canal	

Public Remarks: UPDATE! ASSUMABLE VA LOAN AT 2.5% FOR ELIGIBLE VETS. Experience the Coastal Kaneohe Bay lifestyle like never before, in this exquisite 2 bed +den, 2-bathroom end unit situated at Makani Kai Marina. This property boasts a range of highlights, outside entertaining area, raised dining room, adjacent to stream, ALL NEW VINYL WINDOWS/DOORS, new dish washer and split A/C units. It's one of just two units featuring a deck off the owner's ensuite bath, in addition to a covered lanai area off the Living room, with TV and fridge (included), offering water views and a comfortable gathering spot for watching 'the game'. Additionally it includes a deeded 44' boat slip. The property has a car parking space under the house, along with a built-in storage unit for motorcycles and a workshop, which can be made into a second covered car space. There's also ample storage space under the house for water toys, with access to launch your kayak into the canal and a 300' paddle out to the bay. The complex, spans 6 acres on K-Bay, features a recreation room, pool, grilling/picnic area, and lots of guest parking. Explore Kaneohe Bay, perhaps venturing out to the Sandbar. Gated complex & pet-friendly. **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
45-995 Waialele Road 10	\$1,069,900	3 & 2/0	1,258 \$850	256,786 \$4	56

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
45-995 Waialele Road 10	\$283 \$1,476 \$0	\$331,600	\$636,300	\$967,900	111%	1977 & 2020

[45-995 Waialele Road 10](#) - MLS#: [202406798](#) - Original price was \$1,100,000 - UPDATE! ASSUMABLE VA LOAN AT 2.5% FOR ELIGIBLE VETS. Experience the Coastal Kaneohe Bay lifestyle like never before, in this exquisite 2 bed +den, 2-bathroom end unit situated at Makani Kai Marina. This property boasts a range of highlights, outside entertaining area, raised dining room, adjacent to stream, ALL NEW VINYL WINDOWS/DOORS, new dish washer and split A/C units. It's one of just two units featuring a deck off the owner's ensuite bath, in addition to a covered lanai area off the Living room, with TV and fridge (included), offering water views and a comfortable gathering spot for watching 'the game'. Additionally it includes a deeded 44' boat slip. The property has a car parking space under the house, along with a built-in storage unit for motorcycles and a workshop, which can be made into a second covered car space. There's also ample storage space under the house for water toys, with access to launch your kayak into the canal and a 300' paddle out to the bay. The complex, spans 6 acres on K-Bay, features a recreation room, pool, grilling/picnic area, and lots of guest parking. Explore Kaneohe Bay, perhaps venturing out to the Sandbar. Gated complex & pet-friendly. **Region:** Kaneohe **Neighborhood:** Puualii **Condition:** Excellent **Parking:** Assigned, Covered - 1, Guest, Secured Entry **Total Parking:** 2 **View:** Marina/Canal **Frontage:** Marina,Stream/Canal,Waterfront **Pool:** **Zoning:** 03 - R10 - Residential District **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market