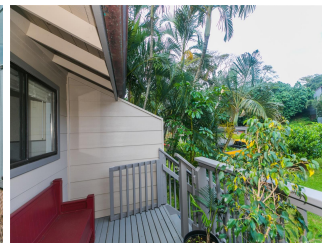
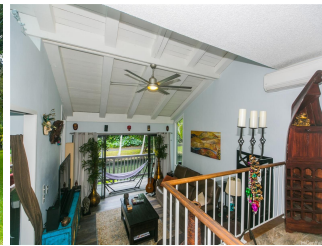


**Makani Kai Marina 45-995 Waialeale Road Unit 10, Kaneohe 96744 \* \$1,069,900 \* Originally**

**\$1,100,000**

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

**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
<a href="#">45-995 Waialele Road 10</a>	<b>\$1,069,900</b>	3 & 2/0	1,258   \$850	256,786   \$4	56

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">45-995 Waialele Road 10</a>	\$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