

## 45-331 Makalani Street, Kaneohe 96744 \* \$1,999,000

Beds: <b>6</b>	MLS#: <b>202406954, FS</b>	Year Built: <b>1959</b>
Bath: <b>3/1</b>	Status: <b>Active</b>	Remodeled: <b>2022</b>
Living Sq. Ft.: <b>2,742</b>	List Date & DOM: <b>03-25-2024 &amp; 44</b>	Total Parking: <b>8</b>
Land Sq. Ft.: <b>8,100</b>	Condition: <b>Excellent</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>92</b>	Frontage:	Building: <b>\$199,700</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$294/2024</b>	Land: <b>\$808,300</b>
Total Sq. Ft. <b>2,834</b>	Neighborhood: <b>Puohala Village</b>	Total: <b>\$1,008,000</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>3 Car+, Boat, Carport, Driveway, Street</b>	Frontage:	
<a href="#">Zoning</a> : <b>04 - R-7.5 Residential District</b>	View: <b>Mountain</b>	

**Public Remarks:** TURN-KEY, excellent condition, multi-generational home with gorgeous mountain view! Original owner family did a massive renovation and rebuilding in 2022. Front portion of the home is split level. Downstairs, directly accessible from the carport, has a large living area with included wall-mounted TV and wine fridge, interior laundry, sink, half bath, and bedroom with an ADA bathroom. Upper portion has 2 bedrooms, 1 full bathroom, and an updated open concept kitchen with a large living room. The rear of the property has a separate entrance, 3 bedrooms, 1 full bathroom, a large living room, and other updated open concept amenities. The secondary laundry is outside on covered, convenient lanai. The spacious yard is entirely fenced, well-suited for furry friends. This property is perfect for new owners needing extra space with some separation. The 2022 renovation brought the property up to modern standards, and you've got so much parking you could fit a boat plus several cars, with ample street parking to boot! Stellar views of Konahuanui and the Ko'olaus. Be sure to see 3D tour, floor plan, and extra pics. Book your appointment today, as we don't expect this gem to last long! **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
<a href="#">45-331 Makalani Street</a>	<a href="#">\$1,999,000</a>	6 & 3/1	2,742   \$729	8,100   \$247	44

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">45-331 Makalani Street</a>	\$294   \$0   \$0	\$808,300	\$199,700	\$1,008,000	198%	1959 & 2022

[45-331 Makalani Street](#) - MLS#: [202406954](#) - TURN-KEY, excellent condition, multi-generational home with gorgeous mountain view! Original owner family did a massive renovation and rebuilding in 2022. Front portion of the home is split level. Downstairs, directly accessible from the carport, has a large living area with included wall-mounted TV and wine fridge, interior laundry, sink, half bath, and bedroom with an ADA bathroom. Upper portion has 2 bedrooms, 1 full bathroom, and an updated open concept kitchen with a large living room. The rear of the property has a separate entrance, 3 bedrooms, 1 full bathroom, a large living room, and other updated open concept amenities. The secondary laundry is outside on covered, convenient lanai. The spacious yard is entirely fenced, well-suited for furry friends. This property is perfect for new owners needing extra space with some separation. The 2022 renovation brought the property up to modern standards, and you've got so much parking you could fit a boat plus several cars, with ample street parking to boot! Stellar views of Konahuanui and the Ko'olaus. Be sure to see 3D tour, floor plan, and extra pics. Book your appointment today, as we don't expect this gem to last long! **Region:** Kaneohe **Neighborhood:** Puohala Village **Condition:** Excellent **Parking:** 3 Car+, Boat, Carport, Driveway, Street **Total Parking:** 8 **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](#)

DOM = Days on Market