

Manai Hale 45-697 Kamehameha Highway Unit 105, Kaneohe 96744 * \$379,000

Sold Price: \$388,000	Sold Date: 05-01-2024	Sold Ratio: 102%
Beds: 2	MLS#: 202406991, FS	Year Built: 1974
Bath: 1/0	Status: Sold	Remodeled:
Living Sq. Ft.: 620	List Date & DOM: 03-27-2024 & 11	Total Parking: 1
Land Sq. Ft.: 50,442	Condition: Above Average, Average	Assessed Value
Lanai Sq. Ft.: 0	Frontage:	Building: \$322,200
Sq. Ft. Other: 0	Tax/Year: \$106/2024	Land: \$78,700
Total Sq. Ft. 620	Neighborhood: Puohala Village	Total: \$400,900
Maint./Assoc. \$602 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: One / No
Parking: Assigned	Frontage:	
Zoning : 04 - R-7.5 Residential District	View: None	

Public Remarks: NO SHOWINGS UNTIL AFTER FIRST OPEN HOUSES. Open House Sat (3/30) & Sun (3/31) 2-5pm. Offers due Thursday, 4/4, @ 9:00 PM. Welcome to your slice of paradise in Kaneohe, boasting breathtaking views of the majestic Ko'olau mountain range. This coveted ground-floor unit presents a rare opportunity, as properties in this community rarely come on the market, this is your chance to seize it! Upon stepping inside, you'll immediately notice the meticulously upgraded kitchen featuring modern cabinets and stunning countertops complemented by an elegant backsplash. The spacious bedrooms offer ample room for large beds and nightstands, ensuring comfort and convenience. Indulge in a spa-like experience in the full-size bathroom, complete with a linen area for added storage convenience. The best part...stylish vinyl plank flooring in the living area and bathroom, ensuring effortless cleanup and durability for years to come. Enjoy the cool island breezes as they flow through the windows. Residents enjoy access to the building pool for hot days. Don't let this opportunity slip away, make this incredible piece of paradise yours today! Everything you need right at your fingertips! **Sale Conditions:** None **Schools:** , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
45-697 Kamehameha Highway 105	\$379,000	2 & 1/0	620 \$611	50,442 \$8	11

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
45-697 Kamehameha Highway 105	\$106 \$602 \$0	\$78,700	\$322,200	\$400,900	95%	1974 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
45-697 Kamehameha Highway 105	\$388,000	05-01-2024	102%	102%	Conventional

[45-697 Kamehameha Highway 105](#) - MLS#: [202406991](#) - NO SHOWINGS UNTIL AFTER FIRST OPEN HOUSES. Open House Sat (3/30) & Sun (3/31) 2-5pm. Offers due Thursday, 4/4, @ 9:00 PM. Welcome to your slice of paradise in Kaneohe, boasting breathtaking views of the majestic Ko'olau mountain range. This coveted ground-floor unit presents a rare opportunity, as properties in this community rarely come on the market, this is your chance to seize it! Upon stepping inside, you'll immediately notice the meticulously upgraded kitchen featuring modern cabinets and stunning countertops complemented by an elegant backsplash. The spacious bedrooms offer ample room for large beds and nightstands, ensuring comfort and convenience. Indulge in a spa-like experience in the full-size bathroom, complete with a linen area for added storage convenience. The best part...stylish vinyl plank flooring in the living area and bathroom, ensuring effortless cleanup and durability for years to come. Enjoy the cool island breezes as they flow through the windows. Residents enjoy access to the building pool for hot days. Don't let this opportunity slip away, make this incredible piece of paradise yours today! Everything you need right at your fingertips! **Region:** Kaneohe **Neighborhood:** Puohala Village **Condition:** Above Average, Average **Parking:** Assigned **Total Parking:** 1 **View:** None **Frontage:** **Pool:** **Zoning:** 04 - R-7.5 Residential District **Sale Conditions:** None **Schools:** , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market