

45-107 Mahalani Circle, Kaneohe 96744 * \$2,100,000

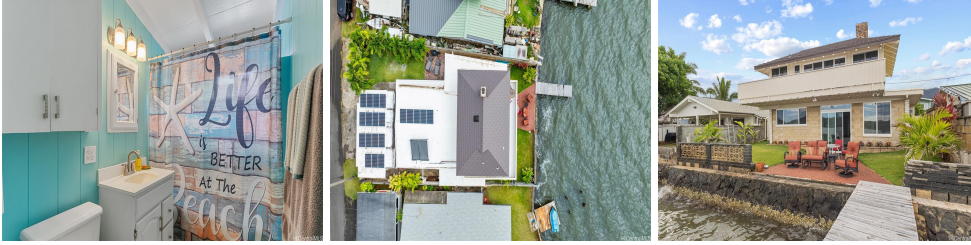
Beds: **3**
Bath: **3/0**
Living Sq. Ft.: **2,200**
Land Sq. Ft.: **5,045**
Lanai Sq. Ft.: **0**
Sq. Ft. Other: **0**
Total Sq. Ft. **2,200**
Maint./Assoc. **\$0 / \$0**
Parking: **3 Car+**
Zoning: 05 - R-5 Residential District

MLS#: **202414076, FS**
Status: **Active**
List Date & DOM: **07-04-2024 & 9**
Condition: **Above Average**
Frontage: **Ocean, Waterfront**
Tax/Year: **\$455/2024**
Neighborhood: **Mahalani**
Flood Zone: Zone X - Tool

Year Built: **1957**
Remodeled: **1977**
Total Parking: **4**
Assessed Value
Building: **\$258,500**
Land: **\$1,301,200**
Total: **\$1,559,700**
Stories / CPR: **Two / No**
Frontage: **Ocean, Waterfront**
View: **Ocean, Sunrise**

Public Remarks: Welcome to your island paradise at this exceptional ocean front property. Wake up every morning to enjoy the unparalleled panoramic views of the sunrising over world famous Kaneohe Bay. The open floor plan is designed for seamless living and entertaining that flows effortlessly from the modern kitchen with brand new Samsung appliances to dining and living areas. The new windows throughout the house allow for an abundance of natural light and frame the stunning ocean views. This 3 bedroom 3 bathroom home also boast new luxury vinyl plank flooring, new roof, Owned solar and you have your own DLNR leased pier attached to a permitted seawall! Don't miss this rare opportunity to own a well maintained oceanfront home. Home to be sold As Is. **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
45-107 Mahalani Circle	\$2,100,000	3 & 3/0	2,200 \$955	5,045 \$416	9

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
45-107 Mahalani Circle	\$455 \$0 \$0	\$1,301,200	\$258,500	\$1,559,700	135%	1957 & 1977

[45-107 Mahalani Circle](#) - MLS#: [202414076](#) - Welcome to your island paradise at this exceptional ocean front property. Wake up every morning to enjoy the unparalleled panoramic views of the sunrising over world famous Kaneohe Bay. The open floor plan is designed for seamless living and entertaining that flows effortlessly from the modern kitchen with brand new Samsung appliances to dining and living areas. The new windows throughout the house allow for an abundance of natural light and frame the stunning ocean views. This 3 bedroom 3 bathroom home also boast new luxury vinyl plank flooring, new roof, Owned solar and you have your own DLNR leased pier attached to a permitted seawall! Don't miss this rare opportunity to own a well maintained oceanfront home. Home to be sold As Is. **Region:** Kaneohe **Neighborhood:** Mahalani **Condition:** Above Average **Parking:** 3 Car+ **Total Parking:** 4 **View:** Ocean, Sunrise **Frontage:** Ocean, Waterfront **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** [Parker](#), [King](#), [Castle](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market