45-510 Mahinui Road Unit B, Kaneohe 96744 * * \$815,000

Beds: 3 MLS#: 202415696, FS Year Built: 1941 Bath: 2/0 Status: Active Remodeled: Living Sq. Ft.: 810 List Date & DOM: 07-08-2024 & 5 Total Parking: 4 Land Sq. Ft.: **5,799** Condition: Fair **Assessed Value** Lanai Sq. Ft.: 0 Frontage: Building: **\$94,600** Sq. Ft. Other: 0 Tax/Year: \$223/2024 Land: \$702,000 Total Sq. Ft. 810 Neighborhood: Hale Kou Total: \$796,600 Maint./Assoc. **\$84 / \$0** Flood Zone: Zone X - Tool Stories / CPR: One / Yes

Parking: **3 Car+, Driveway** Frontage:

Zoning: 05 - R-5 Residential District View: **Mountain**

Public Remarks: Fantastic Location! Incredible opportunity to own a 3 bed, 2 bath single family home in Kaneohe with tons of potential. Ready for your personal touch to make this home your own! Located in Mahinui Garden - a wonderful neighborhood and super convenient location to get around the island via Pali, H3 or Likelike. List price reflects home to be sold as is with no additional concessions. Please include As Is addendum with all offers. Actual bed/bath count and square footage may differ from property tax records - buyer to confirm and do due diligence. **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
45-510 Mahinui Road B	\$815,000	3 & 2/0	810 \$1,006	5,799 \$141	0	0%	0	5

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
45-510 Mahinui Road B	\$223 \$84 \$0	\$702,000	\$94,600	\$796,600	102%	1941 & NA

45-510 Mahinui Road B - MLS#: 202415696 - Fantastic Location! Incredible opportunity to own a 3 bed, 2 bath single family home in Kaneohe with tons of potential. Ready for your personal touch to make this home your own! Located in Mahinui Garden - a wonderful neighborhood and super convenient location to get around the island via Pali, H3 or Likelike. List price reflects home to be sold as is with no additional concessions. Please include As Is addendum with all offers. Actual bed/bath count and square footage may differ from property tax records - buyer to confirm and do due diligence. **Region:** Kaneohe **Neighborhood:** Hale Kou **Condition:** Fair **Parking:** 3 Car+, Driveway **Total Parking:** 4 **View:** Mountain **Frontage: Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number