45-219 Mahalani Circle, Kaneohe 96744 * * \$1,100,000

 Beds: 3
 MLS#: 202415827, FS
 Year Built: 1954

 Bath: 2/0
 Status: Active
 Remodeled: 2024

 Living Sq. Ft.: 912
 List Date & DOM: 07-09-2024 & 4
 Total Parking: 4

Land Sq. Ft.: **5,168**Condition: Excellent, Above Assessed Value

 Lanai Sq. Ft.: 0
 Frontage: Other
 Building: \$70,400

 Sq. Ft. Other: 0
 Tax/Year: \$231/2023
 Land: \$746,200

 Total Sq. Ft. 912
 Neighborhood: Mahalani
 Total: \$816,600

 Maint./Assoc. \$0 / \$0
 Flood Zone: Zone X - Tool
 Stories / CPR: One / No

Parking: 3 Car+, Carport Frontage: Other

Zoning: 05 - R-5 Residential District View: Garden, Other

Public Remarks: Your personal paradise awaits in this quiet corner of Kaneohe at Mahalani Circle. Fully renovated and upgraded from top to bottom, the parcel features an expansive backyard and an undivided 1/97 interest in right of way access to the ocean. Tons of upgrades including: a new roof with warranty, upgraded electrical with 4 brand new split AC units, new recessed lighting, new quartz countertops and cabinetry, brand new stainless steel appliances, all new windows, newly tiled showers and bathrooms, waterproof luxury vinyl plank flooring and a freshly poured concrete driveway at the property's entryway. Actual room count may vary from tax records. Close to the water and away from busy streets, this home offers a simplicity and serenity rarely available in a modern world of commotion. **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.	Lanai	Occ.	FL	DOM
45-219 Mahalani Circle	\$1,100,000	3 & 2/0	912 \$1,206	5,168 \$213	0	0%	0	4

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
45-219 Mahalani Circle	\$231 \$0 \$0	\$746,200	\$70,400	\$816,600	135%	1954 & 2024

45-219 Mahalani Circle - MLS#: 202415827 - Your personal paradise awaits in this quiet corner of Kaneohe at Mahalani Circle. Fully renovated and upgraded from top to bottom, the parcel features an expansive backyard and an undivided 1/97 interest in right of way access to the ocean. Tons of upgrades including: a new roof with warranty, upgraded electrical with 4 brand new split AC units, new recessed lighting, new quartz countertops and cabinetry, brand new stainless steel appliances, all new windows, newly tiled showers and bathrooms, waterproof luxury vinyl plank flooring and a freshly poured concrete driveway at the property's entryway. Actual room count may vary from tax records. Close to the water and away from busy streets, this home offers a simplicity and serenity rarely available in a modern world of commotion. Region: Kaneohe Neighborhood: Mahalani Condition: Excellent, Above Average Parking: 3 Car+, Carport Total Parking: 4 View: Garden, Other Frontage: Other 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, Occ. = Occupancy, FL = Floor Number