Puu Alii 2-2 46-160 Kiowai Street Unit 2313, Kaneohe 96744 Puu Alii 2-2

Status: Active	MLS#: 202614570	Parcel#: 1-4-6-002-033-0029
List Price: $495,000	Original Price: $520,000	Price Change: $-25,000
Beds: 1 | Baths: 1/0	Year Built: 1981	Remodeled:
Region: Kaneohe	Neighborhood: Puualii	Building: Puu Alii 2-2
Living Sq Ft: 729	Other Sq Ft: **Deprecated**: number_format(): Passing null to parameter #1 ($num) of type float is deprecated in **/home/oahure/public_html/PDF_Summary.php** on line **128** 0	Total Sq Ft: 1,096
Land Sq Ft: 172,628	Land Tenure: FS - Fee Simple	Lanai Sq Ft: 367
Total Parking: 1	Date Listed: 07-29-2026	Days on Market: 102
View: Garden	Frontage: Stream/Canal	Type: Condo/Townhouse
Assessed Building: $429,100	Assessed Land: $138,900	Assessed Value: $568,000
Taxes: $131 | Year: 2026	Maintenence Fee: $509	Association Fee: $686
Flood Zone: Zone X	Stories: One	CPR: No
Condition: Above Average	Parking: Assigned, Covered - 1, Guest	Zoning: 12 - A-2 Medium Density Apartme
Elementary:	Middle School:	High School:

Public Remarks: !!Short Sale Opportunity!! Welcome to Puu Alii, where resort-style living meets the natural beauty of Kaneohe with two exceptional private outdoor retreats. This well-maintained home offers a functional layout, abundant natural light, and cool tradewinds throughout. Step directly from the primary bedroom into your newly turfed private courtyard, the perfect place to enjoy your morning coffee or unwind in peace. At the rear of the home, the covered lanai overlooks a secluded HOA koi pond and tranquil waterfall. While only lightly visible from one or two neighboring units, the lanai itself enjoys outstanding privacy, creating a peaceful setting filled with the soothing sounds of flowing water day and night. Puu Alii residents enjoy pools, tennis courts, walking paths, and beautifully maintained grounds. Conveniently located near Windward Mall, Kaneohe Bay, H-3, Likelike Highway, shopping, dining, and outdoor recreation, this home offers the perfect blend of privacy, tranquility, and convenience. **Sale Conditions:** Short Sale * Photos, History

Inclusions: Dryer, Range/Oven, Refrigerator, Washer **Amenities:** BBQ, Meeting Room, Patio/Deck, Pool on Property, Recreation Area, Resident Manager, Sauna, Security Guard, Tennis Court, Walking/Jogging Path, Whirlpool **Utilities:**
Deprecated: str_replace(): Passing null to parameter #3 ($subject) of type array|string is deprecated in **/home/oahure/public_html/PDF_Summary.php** on line **208**
Construction: Concrete, Double Wall, Masonry/Stucco, Slab, Wood Frame **Lot Features:**
Deprecated: str_replace(): Passing null to parameter #3 ($subject) of type array|string is deprecated in **/home/oahure/public_html/PDF_Summary.php** on line **218**
Floor: Ceramic Tile, W/W Carpet **Disclosures:** None, Pets Allowed (Verify), Property Disclosure Stmt **Land Recorded:** Land Court **Furnished:** None **Architectural Style:** Townhouse **Construction Materials:** Concrete,Double Wall,Masonry/Stucco,Slab,Wood Frame **Roof: Flooring:** Ceramic Tile,W/W Carpet **SecurityFeatures: Easements: Set Backs: Special Listing Conditions:** Short Sale **Management Company:** Hawaiiana **Management Company Phone:** 808-593-9100



