Puu Alii 1 46-065 Aliipapa Place Unit 1522, Kaneohe 96744 * Puu Alii 1 * $370,000 * Originally $399,900

Beds:	**3**	MLS#:	**1111936, FS**	Year Built:	**1979**
Bath:	**2/0**	Status:	**Cancelled**	Remodeled:	**2006**
Living Sq. Ft.:	**964**	List Date & DOM:	**10-02-2011** & **119**	Total Parking:	**3**
Land Sq. Ft.:	**123,972**	Condition:	**Above Average**	Assessed Value	
Lanai Sq. Ft.:	**84**	Frontage:		Building:	**$351,300**
Sq. Ft. Other:	**0**	Tax/Year:	**$81/2011**	Land:	**$45,700**
Total Sq. Ft.	**1,048**	Neighborhood:	**Puualii**	Total:	**$397,000**
Maint./Assoc.	**$186 / $375**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**/ No**
Parking:	**Assigned, Covered - 1, Garage, Guest, Open - 2, Tandem**	Frontage:			
Zoning:		View:	**Coastline, Mountain, Ocean, Sunrise**		

Public Remarks: Well-maintained 2nd Floor 3-bdrm townhome in desirable Puualii Phase 1. Views of Kaneohe Bay and the Koolaus. Vaulted ceiling, cool breezes. 3 parking stalls & lots of guest stalls. Near Windward Mall. Many nice amenities, incl pool, bbq, res mgr, security patrol. Pls rqst short sale instructions. 70% Owner Occ Ratio. $370K LIST PRICE PLUS $25K CASH CONTRIBUTION FROM BUYER APPROVED BY LENDER. **Sale Conditions:** Short Sale **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
46-065 Aliipapa Place 1522	**$370,000**	3 & 2/0	964 | $384	123,972 | $3	84	0%	2	119

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
46-065 Aliipapa Place 1522	$81 | $186 | $375	$45,700	$351,300	$397,000	93%	1979 & 2006

46-065 Aliipapa Place 1522 - MLS#: 1111936 - Original price was $399,900 - Well-maintained 2nd Floor 3-bdrm townhome in desirable Puualii Phase 1. Views of Kaneohe Bay and the Koolaus. Vaulted ceiling, cool breezes. 3 parking stalls & lots of guest stalls. Near Windward Mall. Many nice amenities, incl pool, bbq, res mgr, security patrol. Pls rqst short sale instructions. 70% Owner Occ Ratio. $370K LIST PRICE PLUS $25K CASH CONTRIBUTION FROM BUYER APPROVED BY LENDER. **Region:** Kaneohe **Neighborhood:** Puualii **Condition:** Above Average **Parking:** Assigned, Covered - 1, Garage, Guest, Open - 2, Tandem **Total Parking:** 3 **View:** Coastline, Mountain, Ocean, Sunrise **Frontage: Pool: Zoning: Sale Conditions:** Short Sale **Schools:** Parker, King, Castle * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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