Poha Kea Point 3 46-159 Meheanu Loop Unit 3229, Kaneohe 96744 * Poha Kea Point 3 * $499,000

Sold Price: $510,000	Sold Date: 10-17-2014	Sold Ratio: 102%
Beds: **2**	MLS#: **201417177, FS**	Year Built: **1986**
Bath: **2/0**	Status: **Sold**	Remodeled: **2009**
Living Sq. Ft.: **998**	List Date & DOM: **08-25-2014** & **21**	Total Parking: **2**
Land Sq. Ft.: **669,517**	Condition: **Above Average**	Assessed Value
Lanai Sq. Ft.: **175**	Frontage: **Other**	Building: **$361,800**
Sq. Ft. Other: **0**	Tax/Year: **$138/2013**	Land: **$111,500**
Total Sq. Ft. **1,173**	Neighborhood: **Lilipuna**	Total: **$473,300**
Maint./Assoc. **$301 / $400**	Flood Zone: **Zone X - Tool**	Stories / CPR: **Two / No**
Parking: **Garage, Guest, Open - 1, Street**	Frontage: **Other**	
Zoning: **03 - R10 - Residential District**	View: **Coastline, Mountain, Ocean**	

Public Remarks: Totally remodeled in 2009, this is a Special End unit with 2 Lanais, Ocean views and a 1 car garage w storage. Custom kitchen cabinets, granite counters, and wood floors in spacious great room. Both bathrooms have been renovated with granite counters and new cabinets. The complex has many resort style amenities including pool, whirlpool, tennis courts, walking paths and BBQ. Guest parking right in front, just steps to the pool and convenient to shopping & dining. First showing at Brokers Open 8-28-14 **Sale Conditions:** None **Schools:** Heeia, King, Castle * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	Lanai	Occ.	FL	DOM
46-159 Meheanu Loop 3229	$499,000	2 & 2/0	998 | $500	669,517 | $1	175	58%	1	21

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
46-159 Meheanu Loop 3229	$138 | $301 | $400	$111,500	$361,800	$473,300	105%	1986 & 2009

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
46-159 Meheanu Loop 3229	$510,000	10-17-2014	102%	102%	Conventional 600

46-159 Meheanu Loop 3229 - MLS#: 201417177 - Totally remodeled in 2009, this is a Special End unit with 2 Lanais, Ocean views and a 1 car garage w storage. Custom kitchen cabinets, granite counters, and wood floors in spacious great room. Both bathrooms have been renovated with granite counters and new cabinets. The complex has many resort style amenities including pool, whirlpool, tennis courts, walking paths and BBQ. Guest parking right in front, just steps to the pool and convenient to shopping & dining. First showing at Brokers Open 8-28-14 **Region:** Kaneohe **Neighborhood:** Lilipuna **Condition:** Above Average **Parking:** Garage, Guest, Open - 1, Street **Total Parking:** 2 **View:** Coastline, Mountain, Ocean **Frontage:** Other **Pool: Zoning:** 03 - R10 - Residential District **Sale Conditions:** None **Schools:** Heeia, King, Castle * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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