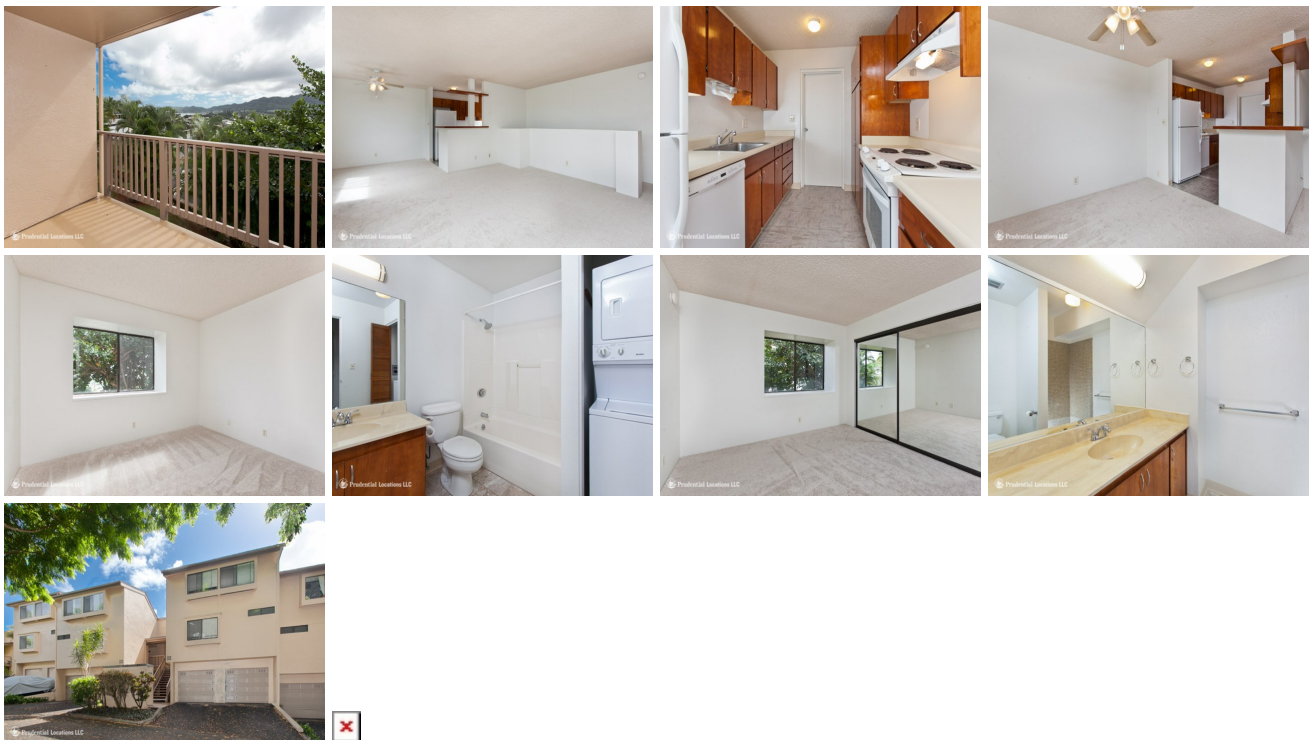


Puu Alii 1-4 46-049 Aliianela Place Unit 1713, Kaneohe 96744 * Puu Alii 1-4 * \$459,900

Sold Price: \$450,000	Sold Date: 01-08-2015	Sold Ratio: 98%
Beds: 2	MLS#: 201420598, FS	Year Built: 1979
Bath: 2/0	Status: Sold	Remodeled:
Living Sq. Ft.: 974	List Date & DOM: 11-07-2014 & 39	Total Parking: 2
Land Sq. Ft.: 123,972	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 84	Frontage:	Building: \$339,000
Sq. Ft. Other: 0	Tax/Year: \$114/2014	Land: \$50,700
Total Sq. Ft. 1,058	Neighborhood: Puualii	Total: \$389,700
Maint./Assoc. \$175 / \$400	Flood Zone : Zone X - Tool	Stories / CPR: Split Level / No
Parking: Covered - 1, Guest, Open - 1	Frontage:	
Zoning : 03 - R10 - Residential District	View: Mountain, Ocean, Sunrise	

Public Remarks: Immaculate, split-level unit in move-in condition. New refrigerator, two year-old stove and water heater. One-car garage and driveway stall; Pet friendly complex. Wonderful amenities: pool, tennis, walking path, sauna, resident manager. Some Bay view, mountain views, and green views with privacy. Subject to a 1031 tax exchange at no cost to buyer.

Sale Conditions: Subject To Replacement Property **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
46-049 Aliianela Place 1713	\$459,900	2 & 2/0	974 \$472	123,972 \$4	84	56%	1	39

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
46-049 Aliianela Place 1713	\$114 \$175 \$400	\$50,700	\$339,000	\$389,700	118%	1979 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
46-049 Aliianela Place 1713	\$450,000	01-08-2015	98%	98%	Conventional

[46-049 Aliianela Place 1713](#) - MLS#: [201420598](#) - Immaculate, split-level unit in move-in condition. New refrigerator, two year-old stove and water heater. One-car garage and driveway stall; Pet friendly complex. Wonderful amenities: pool, tennis, walking path, sauna, resident manager. Some Bay view, mountain views, and green views with privacy. Subject to a 1031 tax exchange at no cost to buyer. **Region:** Kaneohe **Neighborhood:** Puualii **Condition:** Above Average **Parking:** Covered - 1, Guest, Open - 1 **Total Parking:** 2 **View:** Mountain, Ocean, Sunrise **Frontage:** **Pool:** **Zoning:** 03 - R10 - Residential District **Sale Conditions:** Subject To Replacement Property **Schools:** [Parker](#), [King](#), [Castle](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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