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