Poha Kea Point PH III 46-090 Konohiki Street Unit 3416, Kaneohe 96744 * Poha Kea Point PH III * $558,000

Sold Price: $554,000	Sold Date: 02-01-2016	Sold Ratio: 99%
Beds: **2**	MLS#: **201517916, FS**	Year Built: **1989**
Bath: **1/1**	Status: **Sold**	Remodeled: **2007**
Living Sq. Ft.: **1,001**	List Date & DOM: **10-05-2015** & **108**	Total Parking: **2**
Land Sq. Ft.: **669,517**	Condition: **Excellent**	Assessed Value
Lanai Sq. Ft.: **0**	Frontage:	Building: **$361,700**
Sq. Ft. Other: **0**	Tax/Year: **$138/2015**	Land: **$111,600**
Total Sq. Ft. **1,001**	Neighborhood: **Lilipuna**	Total: **$473,300**
Maint./Assoc. **$297 / $412**	Flood Zone: **Zone X - Tool**	Stories / CPR: **Two / No**
Parking: **Assigned, Covered - 1, Garage, Guest, Open - 1, Tandem**	Frontage:	
Zoning: **03 - R10 - Residential District**	View: **Coastline, Mountain, Ocean**	

Public Remarks: Beautiful kitchen remodel opens up the living-dining-lanai flow, maximizing the Ko'olau and Bay views and connecting everyone within one large room! Granite counters, stainless steel appliances, wine fridge, & large eat-in counter. Travertine floors downstairs with upstairs boasting bamboo wood. Master with sliding mirror doors and ample closet space. Second floor views are breathtaking! PuuAlii is a gem of Kaneohe. Pools, hot tubs, large pine trees creating wonderful shade for the walking paths, tennis courts, on-site mgr, pet friendly, and an overall wonderful community. Tenant occupied. **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	Lanai	Occ.	FL	DOM
46-090 Konohiki Street 3416	$558,000	2 & 1/1	1,001 | $557	669,517 | $1	0	56%	2	108

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
46-090 Konohiki Street 3416	$138 | $297 | $412	$111,600	$361,700	$473,300	118%	1989 & 2007

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
46-090 Konohiki Street 3416	$554,000	02-01-2016	99%	99%	Conventional

46-090 Konohiki Street 3416 - MLS#: 201517916 - Beautiful kitchen remodel opens up the living-dining-lanai flow, maximizing the Ko'olau and Bay views and connecting everyone within one large room! Granite counters, stainless steel appliances, wine fridge, & large eat-in counter. Travertine floors downstairs with upstairs boasting bamboo wood. Master with sliding mirror doors and ample closet space. Second floor views are breathtaking! PuuAlii is a gem of Kaneohe. Pools, hot tubs, large pine trees creating wonderful shade for the walking paths, tennis courts, on-site mgr, pet friendly, and an overall wonderful community. Tenant occupied. **Region:** Kaneohe **Neighborhood:** Lilipuna **Condition:** Excellent **Parking:** Assigned, Covered - 1, Garage, Guest, Open - 1, Tandem **Total Parking:** 2 **View:** Coastline, Mountain, Ocean **Frontage:** **Pool: Zoning:** 03 - R10 - Residential District **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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