

Puu Alii 1 46-057 Aliianela Place Unit 1624, Kaneohe 96744 * Puu Alii 1 * \$515,000

Sold Price: \$530,000	Sold Date: 03-17-2016	Sold Ratio: 103%
Beds: 2	MLS#: 201603295, FS	Year Built: 1979
Bath: 2/0	Status: Sold	Remodeled: 2012
Living Sq. Ft.: 977	List Date & DOM: 02-10-2016 & 36	Total Parking: 2
Land Sq. Ft.: 123,972	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 84	Frontage:	Building: \$507,900
Sq. Ft. Other: 0	Tax/Year: \$164/2015	Land: \$53,200
Total Sq. Ft. 1,061	Neighborhood: Puualii	Total: \$561,100
Maint./Assoc. \$642 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: Split Level / No
Parking: Garage	Frontage:	
Zoning : 03 - R10 - Residential District	View: Mountain, Ocean	

Public Remarks: Desirable and gorgeous townhouse, corner/end unit near Windward Mall. This 2bed, 2 bath, and 2 parking Puu Alii Phase 1 unit is in move-in condition. Enjoy Kaneohe Bay and Koolau Mountain view. High 20 foot ceilings, koa wood kitchen cabinets/counter, split ACs, 3 pools, BBQ area, sauna, jacuzzi, and tennis courts. Walk and jog daily on pathways of Puu Alii's 54 acres property. 1031 Exchange seller. **Sale Conditions:** None **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
46-057 Aliianela Place 1624	\$515,000	2 & 2/0	977 \$527	123,972 \$4	84	58%	2	36

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
46-057 Aliianela Place 1624	\$164 \$642 \$0	\$53,200	\$507,900	\$561,100	92%	1979 & 2012

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
46-057 Aliianela Place 1624	\$530,000	03-17-2016	103%	103%	Cash

[46-057 Aliianela Place 1624](#) - MLS#: [201603295](#) - Desirable and gorgeous townhouse, corner/end unit near Windward Mall. This 2bed, 2 bath, and 2 parking Puu Alii Phase 1 unit is in move-in condition. Enjoy Kaneohe Bay and Koolau Mountain view. High 20 foot ceilings, koa wood kitchen cabinets/counter, split ACs, 3 pools, BBQ area, sauna, jacuzzi, and tennis courts. Walk and jog daily on pathways of Puu Alii's 54 acres property. 1031 Exchange seller. **Region:** Kaneohe **Neighborhood:** Puualii **Condition:** Above Average **Parking:** Garage **Total Parking:** 2 **View:** Mountain, Ocean **Frontage:** **Pool:** **Zoning:** 03 - R10 - Residential District **Sale Conditions:** None **Schools:** [Parker](#), [King](#), [Castle](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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