Pua Leahi Apts 3071 Pualei Circle Unit 108, Honolulu 96815 * Pua Leahi Apts * $559,000 * Originally $599,000

Sold Price: $530,000	Sold Date: 02-13-2019	Sold Ratio: 95%
Beds: **2**	MLS#: **201828120, FS**	Year Built: **1971**
Bath: **2/0**	Status: **Sold**	Remodeled:
Living Sq. Ft.: **795**	List Date & DOM: **10-24-2018** & **86**	Total Parking: **1**
Land Sq. Ft.: **14,985**	Condition: **Above Average**	Assessed Value
Lanai Sq. Ft.: **118**	Frontage: **Other**	Building: **$362,900**
Sq. Ft. Other: **0**	Tax/Year: **$160/2018**	Land: **$98,000**
Total Sq. Ft. **913**	Neighborhood: **Diamond Head**	Total: **$460,900**
Maint./Assoc. **$450 / $0**	Flood Zone: **Zone X - Tool**	Stories / CPR: **One / No**
Parking: **Covered - 1**	Frontage: **Other**	
Zoning: **12 - A-2 Medium Density Apartme**	View: **Garden**	

Public Remarks: Best Valued 2 Bedroom 2 Bath condominium in the Diamond Head neighborhood! Price just dropped $40,000! Move in ready with nearly 800 square feet of gracious living area plus a cool, covered lanai large enough for plants, table and chairs, great place to catch up on a book. Upgraded with splashes of cool tile, laminate flooring, new window coverings, granite & more. Freshly painted too. Large, covered parking stall for oversized vehicle. Walk to beaches, many surf spots, Kapiolani Park, Waikiki & the eateries and shops of Kapahulu area. Unit is ready for immediate occupancy. Sorry, no pets allowed. Come see this lovely, beachy unit today! **Sale Conditions:** None **Schools:** Waikiki, Washington, Kaimuki * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	Lanai	Occ.	FL	DOM
3071 Pualei Circle 108	**$559,000**	2 & 2/0	795 | $703	14,985 | $37	118	50%	1	86

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
3071 Pualei Circle 108	$160 | $450 | $0	$98,000	$362,900	$460,900	121%	1971 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
3071 Pualei Circle 108	$530,000	02-13-2019	95%	88%	Cash

3071 Pualei Circle 108 - MLS#: 201828120 - Original price was $599,000 - Best Valued 2 Bedroom 2 Bath condominium in the Diamond Head neighborhood! Price just dropped $40,000! Move in ready with nearly 800 square feet of gracious living area plus a cool, covered lanai large enough for plants, table and chairs, great place to catch up on a book. Upgraded with splashes of cool tile, laminate flooring, new window coverings, granite & more. Freshly painted too. Large, covered parking stall for oversized vehicle. Walk to beaches, many surf spots, Kapiolani Park, Waikiki & the eateries and shops of Kapahulu area. Unit is ready for immediate occupancy. Sorry, no pets allowed. Come see this lovely, beachy unit today! **Region:** Diamond Head **Neighborhood:** Diamond Head **Condition:** Above Average **Parking:** Covered - 1 **Total Parking:** 1 **View:** Garden **Frontage:** Other **Pool: Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** Waikiki, Washington, Kaimuki * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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