

**Puu Alii 1-4 46-033 Aliianela Place Unit 1913, Kaneohe 96744 \* Puu Alii 1-4 \* \$590,000 \***

**Originally \$622,000**

|                                                                 |                                                   |                                |
|-----------------------------------------------------------------|---------------------------------------------------|--------------------------------|
| Sold Price: \$585,000                                           | Sold Date: 08-15-2019                             | Sold Ratio: 99%                |
| Beds: <b>2</b>                                                  | MLS#: <b>201831770, FS</b>                        | Year Built: <b>1980</b>        |
| Bath: <b>2/0</b>                                                | Status: <b>Sold</b>                               | Remodeled: <b>2017</b>         |
| Living Sq. Ft.: <b>974</b>                                      | List Date & DOM: <b>03-01-2019 &amp; 115</b>      | Total Parking: <b>2</b>        |
| Land Sq. Ft.: <b>55,278</b>                                     | Condition: <b>Excellent</b>                       | <a href="#">Assessed Value</a> |
| Lanai Sq. Ft.: <b>84</b>                                        | Frontage: <b>Other</b>                            | Building: <b>\$413,600</b>     |
| Sq. Ft. Other: <b>0</b>                                         | Tax/Year: <b>\$151/2018</b>                       | Land: <b>\$103,300</b>         |
| Total Sq. Ft. <b>1,058</b>                                      | Neighborhood: <b>Puualii</b>                      | Total: <b>\$516,900</b>        |
| Maint./Assoc. <b>\$185 / \$455</b>                              | <a href="#">Flood Zone</a> : <b>Zone X - Tool</b> | Stories / CPR: <b>Two / No</b> |
| Parking: <b>Assigned, Garage, Open - 1</b>                      | Frontage: <b>Other</b>                            |                                |
| <a href="#">Zoning</a> : <b>03 - R10 - Residential District</b> | View: <b>Garden</b>                               |                                |

**Public Remarks:** Recent price reduction makes this 2 bedroom, lush contemporary-styled town home even more desirable! The work's all done and we are move-in ready whether you are a resident or an investor. Sellers thoughtfully detailed new kitchen, baths, flooring, appliances, even the windows, all replaced to bring the unit into like-new condition. Split level, bedrooms/baths downstairs, kitchen and living areas at ground floor level. Enclosed 1 car garage plus 1 open parking stall. Beautiful grounds, pet friendly and ready for new owners to grow their story. **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 |
|---------------------------------------------|------------------|----------|---------------|---------------|-------|------|----|-----|
| <a href="#">46-033 Aliianela Place 1913</a> | <b>\$590,000</b> | 2 & 2/0  | 974   \$606   | 55,278   \$11 | 84    | 60%  | 0  | 115 |

| Address                                     | Tax   Maint.   Ass.   | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|---------------------------------------------|-----------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">46-033 Aliianela Place 1913</a> | \$151   \$185   \$455 | \$103,300     | \$413,600         | \$516,900      | 114%  | 1980 & 2017      |

| Address                                     | Sold Price | Sold Date  | Sold Ratio | Original Ratio | Sold Terms |
|---------------------------------------------|------------|------------|------------|----------------|------------|
| <a href="#">46-033 Aliianela Place 1913</a> | \$585,000  | 08-15-2019 | 99%        | 94%            | Cash       |

[46-033 Aliianela Place 1913](#) - MLS#: **201831770** - Original price was \$622,000 - Recent price reduction makes this 2 bedroom, lush contemporary-styled town home even more desirable! The work's all done and we are move-in ready whether you are a resident or an investor. Sellers thoughtfully detailed new kitchen, baths, flooring, appliances, even the windows, all replaced to bring the unit into like-new condition. Split level, bedrooms/baths downstairs, kitchen and living areas at ground floor level. Enclosed 1 car garage plus 1 open parking stall. Beautiful grounds, pet friendly and ready for new owners to grow their story. **Region:** Kaneohe **Neighborhood:** Puualii **Condition:** Excellent **Parking:** Assigned, Garage, Open - 1 **Total Parking:** 2 **View:** Garden **Frontage:** Other **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