

Puu Alii 2-1 46-118 Kiowai Street Unit 2921, Kaneohe 96744 * Puu Alii 2-1 * \$569,000 *

Originally \$575,000

Sold Price: \$560,000	Sold Date: 10-31-2019	Sold Ratio: 98%
Beds: 2	MLS#: <u>201921587</u> , FS	Year Built: 1980
Bath: 2/0	Status: Sold	Remodeled:
Living Sq. Ft.: 1,085	List Date & DOM: 07-26-2019 & 63	Total Parking: 2
Land Sq. Ft.: 0	Condition: Excellent	Assessed Value
Lanai Sq. Ft.: 128	Frontage: Lake/Pond	Building: \$470,900
Sq. Ft. Other: 0	Tax/Year: \$129/2019	Land: \$123,700
Total Sq. Ft. 1,213	Neighborhood: Puualii	Total: \$594,600
Maint./Assoc. \$356 / \$454	Flood Zone : Zone X - Tool	Stories / CPR: Two / No
Parking: Assigned, Covered - 1, Guest, Open - 1, Street	Frontage: Lake/Pond	

[Zoning](#): **12 - A-2 Medium Density Apartme**

View: **Coastline, Garden, Ocean, Sunrise**

Public Remarks: Panoramic Ocean & Bay views w/backdrop of the majestic Koolaus from Entry, Dining, & 1st fl Bedroom. You can even see the top of Chinaman's Hat! Super convenient parking(covered/open) at the foot of the stairs. As you enter, you'll love the soaring 2 story ceilings in the large Living/Dining room. Open floor plan creates a contemporary living space. Large lanai overlooking calming Koi Pond may be used for dining with convenient pass thru from well equipped kitchen w/solid surface countertop. Extra large loft style Master upstairs, partially open to the living below with extra large walk in closet, & extra long, newer Master bath countertop. Enjoy the amenities of Puu Alii & Poha Kea including Pools, whirlpools, tennis courts, jogging and walking trails and more, plus security patrol. **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
46-118 Kiowai Street 2921	\$569,000	2 & 2/0	1,085 \$524	0 \$inf	128	48%	2	63

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
46-118 Kiowai Street 2921	\$129 \$356 \$454	\$123,700	\$470,900	\$594,600	96%	1980 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
46-118 Kiowai Street 2921	\$560,000	10-31-2019	98%	97%	Conventional

[46-118 Kiowai Street 2921](#) - MLS#: [201921587](#) - Original price was \$575,000 - Panoramic Ocean & Bay views w/backdrop of the majestic Koolaus from Entry, Dining, & 1st fl Bedroom. You can even see the top of Chinaman's Hat! Super convenient parking(covered/open) at the foot of the stairs. As you enter, you'll love the soaring 2 story ceilings in the large Living/Dining room. Open floor plan creates a contemporary living space. Large lanai overlooking calming Koi Pond may be used for dining with convenient pass thru from well equipped kitchen w/solid surface countertop. Extra large loft style Master upstairs, partially open to the living below with extra large walk in closet, & extra long, newer Master bath countertop. Enjoy the amenities of Puu Alii & Poha Kea including Pools, whirlpools, tennis courts, jogging and walking trails and more, plus security patrol. **Region:** Kaneohe **Neighborhood:** Puualii **Condition:** Excellent **Parking:** Assigned, Covered - 1, Guest, Open - 1, Street **Total Parking:** 2 **View:** Coastline, Garden, Ocean, Sunrise **Frontage:** Lake/Pond **Pool:** **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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