Puu Alii 1 46-044 Puulena Street Unit 824, Kaneohe 96744 * Puu Alii 1 * $684,000

Sold Price: $653,500	Sold Date: 11-27-2019	Sold Ratio: 96%
Beds: **3**	MLS#: **201926214, FS**	Year Built: **1979**
Bath: **2/0**	Status: **Sold**	Remodeled:
Living Sq. Ft.: **1,277**	List Date & DOM: **09-13-2019** & **30**	Total Parking: **2**
Land Sq. Ft.: **38,551**	Condition: **Above Average**	Assessed Value
Lanai Sq. Ft.: **84**	Frontage:	Building: **$431,000**
Sq. Ft. Other: **0**	Tax/Year: **$167/2019**	Land: **$221,400**
Total Sq. Ft. **1,361**	Neighborhood: **Puualii**	Total: **$652,400**
Maint./Assoc. **$243 / $455**	Flood Zone: **Zone X - Tool**	Stories / CPR: **Two / No**
Parking: **Assigned, Covered - 2, Guest**		Frontage:
Zoning: **12 - A-2 Medium Density Apartme**		View: **Coastline, Mountain, Ocean**

Public Remarks: Breathtaking panoramic views from the Ko'olau range to the BLUE OCEAN of Kaneohe Bay & Chinaman's Hat. Have breakfast or dinner on the open lanai as you take in the gorgeous OCEAN views. Large 3bd, 2 ba, w/ 2 cvd pking features a spacious open floor plan, vaulted ceilings, great cross ventilation, bdrm & full bath on first floor, & an exclusive, private entry to your unit. Live the Hawaii lifestyle with resort like amenities in a park like setting: club house, pools, tennis courts, guest pking, walking paths. Quiet yet conveniently located - walking distance to Windward Mall, Farmers Markets, Restaurants, Supermarkets. Easy access to H-3, Likelike, Pali, Marine Corps Base Hawaii. **Bonus! "Association approved" exclusive storage closet at the front entry". **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
46-044 Puulena Street 824	$684,000	3 & 2/0	1,277 | $536	38,551 | $18	84	57%	2	30

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
46-044 Puulena Street 824	$167 | $243 | $455	$221,400	$431,000	$652,400	105%	1979 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
46-044 Puulena Street 824	$653,500	11-27-2019	96%	96%	VA

46-044 Puulena Street 824 - MLS#: 201926214 - Breathtaking panoramic views from the Ko'olau range to the BLUE OCEAN of Kaneohe Bay & Chinaman's Hat. Have breakfast or dinner on the open lanai as you take in the gorgeous OCEAN views. Large 3bd, 2 ba, w/ 2 cvd pking features a spacious open floor plan, vaulted ceilings, great cross ventilation, bdrm & full bath on first floor, & an exclusive, private entry to your unit. Live the Hawaii lifestyle with resort like amenities in a park like setting: club house, pools, tennis courts, guest pking, walking paths. Quiet yet conveniently located - walking distance to Windward Mall, Farmers Markets, Restaurants, Supermarkets. Easy access to H-3, Likelike, Pali, Marine Corps Base Hawaii. **Bonus! "Association approved" exclusive storage closet at the front entry". **Region:** Kaneohe **Neighborhood:** Puualii **Condition:** Above Average **Parking:** Assigned, Covered - 2, Guest **Total Parking:** 2 **View:** Coastline, Mountain, Ocean **Frontage: Pool: Zoning:** 12 - A-2 Medium Density Apartme **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