

Puu Alii 2-2 46-158 Kiowai Street Unit 2413, Kaneohe 96744 * Puu Alii 2-2 * \$465,000 *

Originally \$475,000

Sold Price: \$460,000	Sold Date: 02-12-2020	Sold Ratio: 99%
Beds: 2	MLS#: 201933466, FS	Year Built: 1981
Bath: 1/0	Status: Sold	Remodeled:
Living Sq. Ft.: 729	List Date & DOM: 12-02-2019 & 42	Total Parking: 1
Land Sq. Ft.: 172,628	Condition: Average	Assessed Value
Lanai Sq. Ft.: 225	Frontage: Other	Building: \$383,000
Sq. Ft. Other: 0	Tax/Year: \$106/2018	Land: \$106,300
Total Sq. Ft. 954	Neighborhood: Puualii	Total: \$489,300
Maint./Assoc. \$239 / \$455	Flood Zone : Zone X - Tool	Stories / CPR: Two / No
Parking: Assigned	Frontage: Other	
Zoning : 12 - A-2 Medium Density Apartme	View: Garden, Mountain	

Public Remarks: Motivated Seller. Great Location. Walking distance to Safeway, Longs Drug, Post Office, restaurant, entertainment, and all your shopping needs. Nestled in a quiet neighborhood you can own and live in your own tropical oasis with a koi pond in your large lanai. Drink coffee or tea while you watch the Koi fishes swimming by. Ground floor means no stairs to climb and assigned parking is close distance to the unit. Priced well and ready for the right new homeowner to call this tropical oasis home. **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
46-158 Kiowai Street 2413	\$465,000	2 & 1/0	729 \$638	172,628 \$3	225	49%	1	42

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
46-158 Kiowai Street 2413	\$106 \$239 \$455	\$106,300	\$383,000	\$489,300	95%	1981 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
46-158 Kiowai Street 2413	\$460,000	02-12-2020	99%	97%	Cash

[46-158 Kiowai Street 2413](#) - MLS#: [201933466](#) - Original price was \$475,000 - Motivated Seller. Great Location. Walking distance to Safeway, Longs Drug, Post Office, restaurant, entertainment, and all your shopping needs. Nestled in a quiet neighborhood you can own and live in your own tropical oasis with a koi pond in your large lanai. Drink coffee or tea while you watch the Koi fishes swimming by. Ground floor means no stairs to climb and assigned parking is close distance to the unit. Priced well and ready for the right new homeowner to call this tropical oasis home. **Region:** Kaneohe **Neighborhood:** Puualii **Condition:** Average **Parking:** Assigned **Total Parking:** 1 **View:** Garden, Mountain **Frontage:** Other **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