Puu Alii 1-2 46-090 Puulena Street Unit 1324, Kaneohe 96744 * Puu Alii 1-2 * $403,000

Sold Price:	$390,000	Sold Date:	02-28-2020	Sold Ratio:	97%
Beds:	**3**	MLS#:	**201933706, LH**	Year Built:	**1979**
Bath:	**2/0**	Status:	**Sold**	Remodeled:	
Living Sq. Ft.:	**1,277**	List Date & DOM:	**12-05-2019** & **15**	Total Parking:	**2**
Land Sq. Ft.:	**96,834**	Condition:	**Average**	Assessed Value	
Lanai Sq. Ft.:	**84**	Frontage:		Building:	**$495,000**
Sq. Ft. Other:	**0**	Tax/Year:	**$190/2020**	Land:	**$178,300**
Total Sq. Ft.	**1,361**	Neighborhood:	**Puualii**	Total:	**$673,300**
Maint./Assoc.	**$284 / $455**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**Three / No**
Parking:	**Covered - 1, Garage, Open - 1**			Frontage:	
Zoning:	**03 - R10 - Residential District**			View:	**Garden, Ocean**

Public Remarks: Sunday Open 12/15 2-5 PM. First time on the market! Don't miss this rare opportunity to own a very special unit with one of the best ocean views in Puu Alii community! Very private, upper floor, split level, 3 bedroom/2ba residence with garage! Quiet, peaceful, yet very convenient, just around the corner from Windward Shopping Mall. Leasehold but Fee is also available! **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
46-090 Puulena Street 1324	$403,000 LH	3 & 2/0	1,277 | $316	96,834 | $4	84	57%	2	15

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
46-090 Puulena Street 1324	$190 | $284 | $455	$178,300	$495,000	$673,300	60%	1979 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
46-090 Puulena Street 1324	$390,000	02-28-2020	97%	97%	Cash

46-090 Puulena Street 1324 - MLS#: 201933706 - Sunday Open 12/15 2-5 PM. First time on the market! Don't miss this rare opportunity to own a very special unit with one of the best ocean views in Puu Alii community! Very private, upper floor, split level, 3 bedroom/2ba residence with garage! Quiet, peaceful, yet very convenient, just around the corner from Windward Shopping Mall. Leasehold but Fee is also available! **Region:** Kaneohe **Neighborhood:** Puualii **Condition:** Average **Parking:** Covered - 1, Garage, Open - 1 **Total Parking:** 2 **View:** Garden, Ocean **Frontage: 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