

**Puu Alii 1-4 46-049 Aliianela Place Unit 1714, Kaneohe 96744 \* Puu Alii 1-4 \* \$539,000 \***

**Originally \$555,000**

Sold Price: \$529,000	Sold Date: 08-14-2020	Sold Ratio: 98%
Beds: <b>2</b>	MLS#: <b>202001901, FS</b>	Year Built: <b>1979</b>
Bath: <b>2/0</b>	Status: <b>Sold</b>	Remodeled: <b>2008</b>
Living Sq. Ft.: <b>974</b>	List Date & DOM: <b>01-29-2020 &amp; 167</b>	Total Parking: <b>2</b>
Land Sq. Ft.: <b>123,972</b>	Condition: <b>Above Average, Average</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>84</b>	Frontage:	Building: <b>\$427,200</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$162/2019</b>	Land: <b>\$127,900</b>
Total Sq. Ft. <b>1,058</b>	Neighborhood: <b>Puualii</b>	Total: <b>\$555,100</b>
Maint./Assoc. <b>\$193 / \$482</b>	<a href="#">Flood Zone</a> : <b>Zone X - Tool</b>	Stories / CPR: <b>Two / No</b>
Parking: <b>Garage, Guest, Open - 1</b>	Frontage:	
<a href="#">Zoning</a> : <b>03 - R10 - Residential District</b>	View: <b>Mountain</b>	

**Public Remarks:** Don't miss this opportunity to live the resort lifestyle in Kaneohe! Enjoy breathtaking Ko'olau Mountain view's from this cool and quiet 2 bed, 2 bath townhouse at Puu Alii. Lovely tile floors in the living areas, kitchen & baths. Wall to wall plush carpet in the bedrooms and stairs. The kitchen features granite counters and stainless appliances. One car garage with tandem parking. 80 sq ft lanai with stunning mountain views. Conveniently located close to shopping, restaurants, entertainment, and freeways. Easy commute to MCBH, Pearl Harbor, Kailua & Honolulu. Resort-style amenities with access to 3 swimming pools, whirlpools, tennis courts, paved walking trails, and clubhouse for entertaining. Pet-friendly community. Schedule your private tour today! **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
<a href="#">46-049 Aliianela Place 1714</a>	<b>\$539,000</b>	2 & 2/0	974   \$553	123,972   \$4	84	56%	1	167

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">46-049 Aliianela Place 1714</a>	\$162   \$193   \$482	\$127,900	\$427,200	\$555,100	97%	1979 & 2008

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
<a href="#">46-049 Aliianela Place 1714</a>	\$529,000	08-14-2020	98%	95%	Conventional

[46-049 Aliianela Place 1714](#) - MLS#: [202001901](#) - Original price was \$555,000 - Don't miss this opportunity to live the resort lifestyle in Kaneohe! Enjoy breathtaking Ko'olau Mountain view's from this cool and quiet 2 bed, 2 bath townhouse at Puu Alii. Lovely tile floors in the living areas, kitchen & baths. Wall to wall plush carpet in the bedrooms and stairs. The kitchen features granite counters and stainless appliances. One car garage with tandem parking. 80 sq ft lanai with stunning mountain views. Conveniently located close to shopping, restaurants, entertainment, and freeways. Easy commute to MCBH, Pearl Harbor, Kailua & Honolulu. Resort-style amenities with access to 3 swimming pools, whirlpools, tennis courts, paved walking trails, and clubhouse for entertaining. Pet-friendly community. Schedule your private tour today! **Region:** Kaneohe **Neighborhood:** Puualii **Condition:** Above Average, Average **Parking:** Garage, Guest, Open - 1 **Total Parking:** 2 **View:** Mountain **Frontage:** **Pool:** **Zoning:** 03 - R10 - Residential District **Sale Conditions:** None **Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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