

Puu Alii 1-4 46-039 Aliianela Place Unit 1813, Kaneohe 96744 * Puu Alii 1-4 * \$499,000 *

Originally \$520,000

Sold Price: \$490,000	Sold Date: 07-01-2020	Sold Ratio: 98%
Beds: 2	MLS#: 202007666, FS	Year Built: 1980
Bath: 2/0	Status: Sold	Remodeled:
Living Sq. Ft.: 974	List Date & DOM: 04-05-2020 & 45	Total Parking: 2
Land Sq. Ft.: 55,278	Condition: Average	Assessed Value
Lanai Sq. Ft.: 84	Frontage:	Building: \$384,300
Sq. Ft. Other: 0	Tax/Year: \$157/2020	Land: \$153,900
Total Sq. Ft. 1,058	Neighborhood: Puualii	Total: \$538,200
Maint./Assoc. \$193 / \$482	Flood Zone : Zone X - Tool	Stories / CPR: Two / No
Parking: Garage, Guest, Open - 1	Frontage:	
Zoning : 03 - R10 - Residential District	View: Coastline, Mountain	

Public Remarks: An opportunity you can't ignore at an INCREDIBLE PRICE. Puu Alii provides resort-like amenities that includes 3 swimming pools, whirlpools, tennis courts, BBQ area, a club house and an incredible paved walking path that's surrounded with lush green landscaping. Walking distance from Windward Mall and other great restaurants and stores. A 2-bedroom 2-bathroom, pet friendly bottom unit that connects directly from your garage. See for yourself. Very easy to show!
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
46-039 Aliianela Place 1813	\$499,000	2 & 2/0	974 \$512	55,278 \$9	84	60%	1	45

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
46-039 Aliianela Place 1813	\$157 \$193 \$482	\$153,900	\$384,300	\$538,200	93%	1980 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
46-039 Aliianela Place 1813	\$490,000	07-01-2020	98%	94%	Conventional

[46-039 Aliianela Place 1813](#) - MLS#: [202007666](#) - Original price was \$520,000 - An opportunity you can't ignore at an INCREDIBLE PRICE. Puu Alii provides resort-like amenities that includes 3 swimming pools, whirlpools, tennis courts, BBQ area, a club house and an incredible paved walking path that's surrounded with lush green landscaping. Walking distance from Windward Mall and other great restaurants and stores. A 2-bedroom 2-bathroom, pet friendly bottom unit that connects directly from your garage. See for yourself. Very easy to show! **Region:** Kaneohe **Neighborhood:** Puualii **Condition:** Average **Parking:** Garage, Guest, Open - 1 **Total Parking:** 2 **View:** Coastline, Mountain **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