

**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: <b>2</b>	MLS#: <b>202007666, FS</b>	Year Built: <b>1980</b>
Bath: <b>2/0</b>	Status: <b>Sold</b>	Remodeled:
Living Sq. Ft.: <b>974</b>	List Date & DOM: <b>04-05-2020 &amp; 45</b>	Total Parking: <b>2</b>
Land Sq. Ft.: <b>55,278</b>	Condition: <b>Average</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>84</b>	Frontage:	Building: <b>\$384,300</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$157/2020</b>	Land: <b>\$153,900</b>
Total Sq. Ft. <b>1,058</b>	Neighborhood: <b>Puualii</b>	Total: <b>\$538,200</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>Coastline, Mountain</b>	

**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
<a href="#">46-039 Aliianela Place 1813</a>	<b>\$499,000</b>	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
<a href="#">46-039 Aliianela Place 1813</a>	\$157   \$193   \$482	\$153,900	\$384,300	\$538,200	93%	1980 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
<a href="#">46-039 Aliianela Place 1813</a>	\$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