

Puu Alii 2-1 46-118 Kiowai Street Unit 2922, Kaneohe 96744 * Puu Alii 2-1 * \$560,000

Sold Price: \$550,000	Sold Date: 10-12-2020	Sold Ratio: 98%
Beds: 2	MLS#: 202020206, FS	Year Built: 1980
Bath: 2/0	Status: Sold	Remodeled: 2019
Living Sq. Ft.: 1,089	List Date & DOM: 08-14-2020 & 21	Total Parking: 2
Land Sq. Ft.: 0	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 128	Frontage: Other	Building: \$471,500
Sq. Ft. Other: 0	Tax/Year: \$174/2019	Land: \$124,100
Total Sq. Ft. 1,217	Neighborhood: Puualii	Total: \$595,600
Maint./Assoc. \$375 / \$482	Flood Zone : Zone X - Tool	Stories / CPR: Two / No
Parking: Assigned, Covered - 1, Guest, Open - 1	Frontage: Other	

Zoning: 12 - A-2 Medium Density Apartme

View: Garden, Mountain, Ocean

Public Remarks: Desirable 2 Bedroom/2 Bath Split-Level Townhouse features upgraded Engineered Hardwood, Slate Tile & Ceramic Tile floors. Located in beautiful Kaneohe, unit has a partial view of the Ko'olau Mountains and Kaneohe Bay. From its Lanai, enjoy a tranquil view of a Koi Fish Pond. Unit is very quiet since noise from the Pool & Recreation Area is blocked by other buildings in the complex. In 2019, the Master Bedroom was enhanced with plantation style shutters & door for privacy. It is just a few minutes walk to Kaneohe Bay Shopping Center (includes Safeway, CVS Longs, banks, etc.) and Windward Mall for popular restaurants and shopping. **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
46-118 Kiowai Street 2922	\$560,000	2 & 2/0	1,089 \$514	0 \$inf	128	50%	2	21

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
46-118 Kiowai Street 2922	\$174 \$375 \$482	\$124,100	\$471,500	\$595,600	94%	1980 & 2019

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
46-118 Kiowai Street 2922	\$550,000	10-12-2020	98%	98%	Conventional

46-118 Kiowai Street 2922 - MLS#: **202020206** - Desirable 2 Bedroom/2 Bath Split-Level Townhouse features upgraded Engineered Hardwood, Slate Tile & Ceramic Tile floors. Located in beautiful Kaneohe, unit has a partial view of the Ko'olau Mountains and Kaneohe Bay. From its Lanai, enjoy a tranquil view of a Koi Fish Pond. Unit is very quiet since noise from the Pool & Recreation Area is blocked by other buildings in the complex. In 2019, the Master Bedroom was enhanced with plantation style shutters & door for privacy. It is just a few minutes walk to Kaneohe Bay Shopping Center (includes Safeway, CVS Longs, banks, etc.) and Windward Mall for popular restaurants and shopping. **Region:** Kaneohe **Neighborhood:** Puualii **Condition:** Above Average **Parking:** Assigned, Covered - 1, Guest, Open - 1 **Total Parking:** 2 **View:** Garden, Mountain, Ocean **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