Poha Kea Point 3 46-159 Meheanu Loop Unit 3242, Kaneohe 96744 * Poha Kea Point 3 * $639,000 * Originally $645,000

Sold Price: $625,000	Sold Date: 10-09-2020	Sold Ratio: 98%
Beds: **2**	MLS#: **202020604, FS**	Year Built: **1986**
Bath: **2/0**	Status: **Sold**	Remodeled:
Living Sq. Ft.: **871**	List Date & DOM: **08-14-2020** & **10**	Total Parking: **2**
Land Sq. Ft.: **669,517**	Condition: **Excellent**	Assessed Value
Lanai Sq. Ft.: **146**	Frontage:	Building: **$327,200**
Sq. Ft. Other: **0**	Tax/Year: **$200/2020**	Land: **$235,400**
Total Sq. Ft. **1,017**	Neighborhood: **Lilipuna**	Total: **$562,600**
Maint./Assoc. **$343 / $482**	Flood Zone: **Zone X - Tool**	Stories / CPR: **One / No**
Parking: **Assigned, Covered - 1, Guest, Open - 1**	Frontage:	
Zoning: **03 - R10 - Residential District**	View: **Coastline, Mountain, Ocean**	

Public Remarks: View, View, View!! Beautiful level 2 bedroom 2 bath unit, only a few steps down from parking stalls. One covered and one open stall. This building has the best views in all of the complex !!! Koa cabinets and corian counter tops makes this unit extra special, not to mention the split A/C which only a few units have. One of 8 units that has a 4X4X8 foot storage locker. Unit is in mint move in condition. These units with these killer views in this complex originally sold for $20,000 to $30,000 more than the other units because of these views. No more showings also have 2 solid back up offers **Sale Conditions:** None **Schools:** Heeia, King, Castle * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	Lanai	Occ.	FL	DOM
46-159 Meheanu Loop 3242	**$639,000**	2 & 2/0	871 | $734	669,517 | $1	146	55%	4	10

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
46-159 Meheanu Loop 3242	$200 | $343 | $482	$235,400	$327,200	$562,600	114%	1986 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
46-159 Meheanu Loop 3242	$625,000	10-09-2020	98%	97%	Conventional

46-159 Meheanu Loop 3242 - MLS#: 202020604 - Original price was $645,000 - View, View, View!! Beautiful level 2 bedroom 2 bath unit, only a few steps down from parking stalls. One covered and one open stall. This building has the best views in all of the complex !!! Koa cabinets and corian counter tops makes this unit extra special, not to mention the split A/C which only a few units have. One of 8 units that has a 4X4X8 foot storage locker. Unit is in mint move in condition. These units with these killer views in this complex originally sold for $20,000 to $30,000 more than the other units because of these views. No more showings also have 2 solid back up offers **Region:** Kaneohe **Neighborhood:** Lilipuna **Condition:** Excellent **Parking:** Assigned, Covered - 1, Guest, Open - 1 **Total Parking:** 2 **View:** Coastline, Mountain, Ocean **Frontage: Pool: Zoning:** 03 - R10 - Residential District **Sale Conditions:** None **Schools:** Heeia, King, Castle * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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