

Puu Alii 1-4 46-057 Aliianela Place Unit 1621, Kaneohe 96744 * Puu Alii 1-4 * \$698,888 *

Originally \$715,000

Sold Price: \$705,000	Sold Date: 08-05-2021	Sold Ratio: 101%
Beds: 2	MLS#: 202109832, FS	Year Built: 1979
Bath: 2/0	Status: Sold	Remodeled: 2016
Living Sq. Ft.: 977	List Date & DOM: 04-26-2021 & 43	Total Parking: 2
Land Sq. Ft.: 123,972	Condition: Excellent	Assessed Value
Lanai Sq. Ft.: 225	Frontage: Other	Building: \$356,000
Sq. Ft. Other: 0	Tax/Year: \$104/2020	Land: \$146,000
Total Sq. Ft. 1,202	Neighborhood: Puualii	Total: \$502,000
Maint./Assoc. \$743 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: Two / No
Parking: Garage, Guest, Open - 1, Tandem	Frontage: Other	
Zoning : 03 - R10 - Residential District	View: City, Mountain, Sunrise	

Public Remarks: Welcome to a one-of-a-kind, HIGHLY-UPGRADED townhome perfectly perched in the hills of Kaneohe. This home is TURN KEY PERFECT w/ top quality features, including granite countertops, plantation shutters, Pella slider & front door, luxury vinyl plank flooring, smart lights, Ring doorbell, tankless water heater, A/C units, vaulted ceiling, crown molding, high end appliances and SO MUCH MORE! Owner converted the second bedroom to an open executive office, and also created a spacious upstairs loft w/ closet for extra living space (approx. 300sqft, which makes the actual living sqft of the unit approx. 1200+ sqft). You will also be able to enjoy a resort-like lifestyle with 3 pools, tennis courts, sauna and BBQ, just steps away from the front door! Seller pays off \$7800 special assessment at closing! **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
46-057 Aliianela Place 1621	\$698,888	2 & 2/0	977 \$715	123,972 \$6	225	52%	2	43

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
46-057 Aliianela Place 1621	\$104 \$743 \$0	\$146,000	\$356,000	\$502,000	139%	1979 & 2016

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
46-057 Aliianela Place 1621	\$705,000	08-05-2021	101%	99%	VA

[46-057 Aliianela Place 1621](#) - MLS#: [202109832](#) - Original price was \$715,000 - Welcome to a one-of-a-kind, HIGHLY-UPGRADED townhome perfectly perched in the hills of Kaneohe. This home is TURN KEY PERFECT w/ top quality features, including granite countertops, plantation shutters, Pella slider & front door, luxury vinyl plank flooring, smart lights, Ring doorbell, tankless water heater, A/C units, vaulted ceiling, crown molding, high end appliances and SO MUCH MORE! Owner converted the second bedroom to an open executive office, and also created a spacious upstairs loft w/ closet for extra living space (approx. 300sqft, which makes the actual living sqft of the unit approx. 1200+ sqft). You will also be able to enjoy a resort-like lifestyle with 3 pools, tennis courts, sauna and BBQ, just steps away from the front door! Seller pays off \$7800 special assessment at closing! **Region:** Kaneohe **Neighborhood:** Puualii **Condition:** Excellent **Parking:** Garage, Guest, Open - 1, Tandem **Total Parking:** 2 **View:** City, Mountain, Sunrise **Frontage:** Other **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