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