Puu Alii 1-4 46-057 Aliianela Place Unit 1613, Kaneohe 96744 * Puu Alii 1-4 * $575,000

Sold Price:	$582,800	Sold Date:	07-02-2021	Sold Ratio:	101%
Beds:	**2**	MLS#:	**202110437, FS**	Year Built:	**1979**
Bath:	**2/0**	Status:	**Sold**	Remodeled:	
Living Sq. Ft.:	**974**	List Date & DOM:	**05-03-2021** & **11**	Total Parking:	**2**
Land Sq. Ft.:	**123,972**	Condition:	**Above Average**	Assessed Value	
Lanai Sq. Ft.:	**84**	Frontage:		Building:	**$391,300**
Sq. Ft. Other:	**0**	Tax/Year:	**$157/2020**	Land:	**$145,600**
Total Sq. Ft.	**1,058**	Neighborhood:	**Puualii**	Total:	**$536,900**
Maint./Assoc.	**$198 / $497**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**Two, Split Level / No**
Parking:	**Covered - 1, Garage, Guest, Open - 1, Tandem**	Frontage:			
Zoning:	**03 - R10 - Residential District**	View:	**City, Garden, Mountain, Sunrise**		

Public Remarks: Panoramic and relaxing views of the Koolau mtn and slight Kaneohe Bay view. Cool cross breezes. Great location to the amenities - pool, jacuzzi, sauna, tennis courts. Building is located at end of road. Enclosed garage provides direct access and opens to kitchen. Pet friendly. Some upgrades have been made to the unit. Conveniently located near Kaneohe Bay Shopping Center, Windward Mall and other shopping and restaurants. Unit has been staged. $197.51 MF, $496.21 Assn Dues, $48.50 cable. Puu Alii Community Association currently has a special assessment in the amount of $7,800 per unit. **Please submit all offers by 5/10/21 at 5:00 pm** Please use Lina Takada at First American Title. Regarding parking - #337 is the garage and #338 is the driveway at the front of the garage. **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 1613	$575,000	2 & 2/0	974 | $590	123,972 | $5	84	50%	1	11

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
46-057 Aliianela Place 1613	$157 | $198 | $497	$145,600	$391,300	$536,900	107%	1979 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
46-057 Aliianela Place 1613	$582,800	07-02-2021	101%	101%	Conventional

46-057 Aliianela Place 1613 - MLS#: 202110437 - Panoramic and relaxing views of the Koolau mtn and slight Kaneohe Bay view. Cool cross breezes. Great location to the amenities - pool, jacuzzi, sauna, tennis courts. Building is located at end of road. Enclosed garage provides direct access and opens to kitchen. Pet friendly. Some upgrades have been made to the unit. Conveniently located near Kaneohe Bay Shopping Center, Windward Mall and other shopping and restaurants. Unit has been staged. $197.51 MF, $496.21 Assn Dues, $48.50 cable. Puu Alii Community Association currently has a special assessment in the amount of $7,800 per unit. **Please submit all offers by 5/10/21 at 5:00 pm** Please use Lina Takada at First American Title. Regarding parking - #337 is the garage and #338 is the driveway at the front of the garage. **Region:** Kaneohe **Neighborhood:** Puualii **Condition:** Above Average **Parking:** Covered - 1, Garage, Guest, Open - 1, Tandem **Total Parking:** 2 **View:** City, Garden, Mountain, Sunrise **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