Puu Alii 1 46-082 Puulena Street Unit 1224, Kaneohe 96744 * Puu Alii 1 * $759,000

Sold Price:	$775,000	Sold Date:	06-16-2021	Sold Ratio:	102%
Beds:	**3**	MLS#:	**202110692, FS**	Year Built:	**1979**
Bath:	**2/0**	Status:	**Sold**	Remodeled:	
Living Sq. Ft.:	**1,328**	List Date & DOM:	**05-05-2021** & **8**	Total Parking:	**2**
Land Sq. Ft.:	**0**	Condition:	**Above Average, Excellent**	Assessed Value	
Lanai Sq. Ft.:	**84**	Frontage:		Building:	**$456,600**
Sq. Ft. Other:	**0**	Tax/Year:	**$193/2020**	Land:	**$191,000**
Total Sq. Ft.	**1,412**	Neighborhood:	**Puualii**	Total:	**$647,600**
Maint./Assoc.	**$258 / $496**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**Two / No**
Parking:	**Covered - 1, Garage, Guest, Open - 1, Tandem**	Frontage:			
Zoning:	**03 - R10 - Residential District**	View:	**Mountain, Ocean, Sunrise, Sunset**		

Public Remarks: Panoramic ocean views and majestic Ko'olau Mountain views complete this desirable and spacious Puu Alii town home. Vaulted ceilings, master bedroom and bath on first level, and two separate bedrooms upstairs. Tastefully upgraded flooring and counter tops. The Puu Alii complex features country club living with three pools, tennis courts, BBQ, club house, security patrol and much more. Easy access to multiple shopping centers, freeways, KMCAS. Enclosed garage with open tandem space. MOM DON'T MISS THE FIRST OPEN SUN 5/9, 1-4PM. **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
46-082 Puulena Street 1224	$759,000	3 & 2/0	1,328 | $572	0 | $inf	84	51%	2	8

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
46-082 Puulena Street 1224	$193 | $258 | $496	$191,000	$456,600	$647,600	117%	1979 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
46-082 Puulena Street 1224	$775,000	06-16-2021	102%	102%	Conventional

46-082 Puulena Street 1224 - MLS#: 202110692 - Panoramic ocean views and majestic Ko'olau Mountain views complete this desirable and spacious Puu Alii town home. Vaulted ceilings, master bedroom and bath on first level, and two separate bedrooms upstairs. Tastefully upgraded flooring and counter tops. The Puu Alii complex features country club living with three pools, tennis courts, BBQ, club house, security patrol and much more. Easy access to multiple shopping centers, freeways, KMCAS. Enclosed garage with open tandem space. MOM DON'T MISS THE FIRST OPEN SUN 5/9, 1-4PM. **Region:** Kaneohe **Neighborhood:** Puualii **Condition:** Above Average, Excellent **Parking:** Covered - 1, Garage, Guest, Open - 1, Tandem **Total Parking:** 2 **View:** Mountain, Ocean, Sunrise, Sunset **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