

Puu Alii 1-4 46-082 Puulena Street Unit 1214, Kaneohe 96744 * Puu Alii 1-4 * \$759,000

Sold Price: \$786,000 Sold Date: 06-30-2021 Sold Ratio: 104%
 Beds: **2** MLS#: **202112723, FS** Year Built: **1979**
 Bath: **2/0** Status: **Sold** Remodeled: **2021**
 Living Sq. Ft.: **983** List Date & DOM: **05-20-2021 & 6** Total Parking: **2**
 Land Sq. Ft.: **96,834** Condition: **Excellent** [Assessed Value](#)
 Lanai Sq. Ft.: **84** Frontage: Building: **\$409,900**
 Sq. Ft. Other: **0** Tax/Year: **\$168/2020** Land: **\$145,100**
 Total Sq. Ft. **1,067** Neighborhood: **Puualii** Total: **\$555,000**
 Maint./Assoc. **\$246 / \$496** [Flood Zone](#): **Zone X - Tool** Stories / CPR: **Two / No**
 Parking: **Assigned, Covered - 1, Garage, Guest, Open - 1** Frontage:

Zoning: 03 - R10 - Residential District**View: Coastline, Mountain, Ocean, Sunrise**

Public Remarks: Lucky we live in Hawaii! This renovated 2 bdrm 2 bath is located in the resort style Puu Allii Complex. Surrounded by lush Hawaiiana Flora and Fauna throughout the 52 acres of beautifully maintained grounds. The majestic views of Kaneohe Bay and Ko'olau Mountains are forever. The views continue throughout the residence with both sunrises and sunsets. Access to 3 pools, 2 clubhouses, BBQ grilling areas and 2 tennis courts bring that country club feeling home. Puu Alii is a short distance to the world's top ten beaches, Lanikai and Kailua. The Town Home has Koa Wood flooring throughout the residence, accented by Quartz counters, Pella Windows and Fujitso A/C in every room. Cat 6 wiring throughout & a built-in office that easily converts to a guest bdrm. OPEN SUN 5/23, 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 1214	\$759,000	2 & 2/0	983 \$772	96,834 \$8	84	51%	1	6

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
46-082 Puulena Street 1214	\$168 \$246 \$496	\$145,100	\$409,900	\$555,000	137%	1979 & 2021

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
46-082 Puulena Street 1214	\$786,000	06-30-2021	104%	104%	Cash

[46-082 Puulena Street 1214](#) - MLS#: [202112723](#) - Lucky we live in Hawaii! This renovated 2 bdrm 2 bath is located in the resort style Puu Allii Complex. Surrounded by lush Hawaiiana Flora and Fauna throughout the 52 acres of beautifully maintained grounds. The majestic views of Kaneohe Bay and Ko'olau Mountains are forever. The views continue throughout the residence with both sunrises and sunsets. Access to 3 pools, 2 clubhouses, BBQ grilling areas and 2 tennis courts bring that country club feeling home. Puu Alii is a short distance to the world's top ten beaches, Lanikai and Kailua. The Town Home has Koa Wood flooring throughout the residence, accented by Quartz counters, Pella Windows and Fujitso A/C in every room. Cat 6 wiring throughout & a built-in office that easily converts to a guest bdrm. OPEN SUN 5/23, 1-4PM. **Region:** Kaneohe **Neighborhood:** Puualii **Condition:** Excellent **Parking:** Assigned, Covered - 1, Garage, Guest, Open - 1 **Total Parking:** 2 **View:** Coastline, Mountain, Ocean, 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