Poha Kea Point 4-4 46-035 Konohiki Street Unit 3854, Kaneohe 96744 * Poha Kea Point 4-4 * $749,000

Sold Price: $780,000	Sold Date: 08-30-2021	Sold Ratio: 104%
Beds: **3**	MLS#: **202116542, FS**	Year Built: **1990**
Bath: **2/0**	Status: **Sold**	Remodeled: **2019**
Living Sq. Ft.: **1,093**	List Date & DOM: **06-30-2021** & **7**	Total Parking: **2**
Land Sq. Ft.: **108,072**	Condition: **Above Average**	Assessed Value
Lanai Sq. Ft.: **165**	Frontage:	Building: **$468,500**
Sq. Ft. Other: **0**	Tax/Year: **$164/2021**	Land: **$195,400**
Total Sq. Ft. **1,258**	Neighborhood: **Lilipuna**	Total: **$663,900**
Maint./Assoc. **$365 / $496**	Flood Zone: **Zone X - Tool**	Stories / CPR: **One / No**
Parking: **Assigned, Covered - 1, Guest, Open - 1**	Frontage:	
Zoning: **03 - R10 - Residential District**	View: **Coastline, Mountain, Ocean, Sunset**	

Public Remarks: OH MY, THOSE VIEWS!! Beautifully renovated 3-bedroom, 2-bath, 2-parking condo in the Poha Kea community. Enjoy the upgrades ($40,000 worth) in this single-level stunner with split A/C. Brand new luxury vinyl flooring throughout the kitchen and living area. High-end stainless steel appliances (2 yrs old), white shaker cabinets, and quartz countertops. Up to 2 pets allowed; no size or breed restrictions. 1 covered parking stall, and 1 uncovered stall. Park, walk 5 stalls to the right, climb 16 short (~5") steps, and you're at the front door. 3rd floor of 4 total. Make sure to have your agent give us 24 hours of notice for any showing requests so we can coordinate with the tenant. Tenant is vacating by the end of July. No open house planned. Maintenance fees are $861.18/month. Easy access to H-3, Kaneohe, Kailua, and Marine Corps Base Hawaii. Act quickly on this one! **Sale Conditions:** None **Schools:** Heeia, King, Castle * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	Lanai	Occ.	FL	DOM
46-035 Konohiki Street 3854	$749,000	3 & 2/0	1,093 | $685	108,072 | $7	165	52%	2	7

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
46-035 Konohiki Street 3854	$164 | $365 | $496	$195,400	$468,500	$663,900	113%	1990 & 2019

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
46-035 Konohiki Street 3854	$780,000	08-30-2021	104%	104%	Conventional

46-035 Konohiki Street 3854 - MLS#: 202116542 - OH MY, THOSE VIEWS!! Beautifully renovated 3-bedroom, 2-bath, 2-parking condo in the Poha Kea community. Enjoy the upgrades ($40,000 worth) in this single-level stunner with split A/C. Brand new luxury vinyl flooring throughout the kitchen and living area. High-end stainless steel appliances (2 yrs old), white shaker cabinets, and quartz countertops. Up to 2 pets allowed; no size or breed restrictions. 1 covered parking stall, and 1 uncovered stall. Park, walk 5 stalls to the right, climb 16 short (~5") steps, and you're at the front door. 3rd floor of 4 total. Make sure to have your agent give us 24 hours of notice for any showing requests so we can coordinate with the tenant. Tenant is vacating by the end of July. No open house planned. Maintenance fees are $861.18/month. Easy access to H-3, Kaneohe, Kailua, and Marine Corps Base Hawaii. Act quickly on this one! **Region:** Kaneohe **Neighborhood:** Lilipuna **Condition:** Above Average **Parking:** Assigned, Covered - 1, Guest, Open - 1 **Total Parking:** 2 **View:** Coastline, Mountain, Ocean, Sunset **Frontage: Pool: Zoning:** 03 - R10 - Residential District **Sale Conditions:** None **Schools:** Heeia, King, Castle * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number