Puu Alii 1 46-075 Aliipapa Place Unit 1421, Kaneohe 96744 * Puu Alii 1 * $730,000 * Originally $700,000

Sold Price:	$752,000	Sold Date:	09-10-2021	Sold Ratio:	103%
Beds:	**3**	MLS#:	**202118270, FS**	Year Built:	**1979**
Bath:	**2/0**	Status:	**Sold**	Remodeled:	**2021**
Living Sq. Ft.:	**981**	List Date & DOM:	**07-13-2021** & **15**	Total Parking:	**3**
Land Sq. Ft.:	**123,972**	Condition:	**Excellent**	Assessed Value	
Lanai Sq. Ft.:	**84**	Frontage:		Building:	**$407,000**
Sq. Ft. Other:	**0**	Tax/Year:	**$153/2021**	Land:	**$146,600**
Total Sq. Ft.	**1,065**	Neighborhood:	**Puualii**	Total:	**$553,600**
Maint./Assoc.	**$196 / $496**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**Two / No**
Parking:	**Assigned, Covered - 1, Garage, Guest, Open - 2, Tandem**	Frontage:			
Zoning:	**03 - R10 - Residential District**	View:	**Garden, Mountain, Ocean**		

Public Remarks: Relax in this beautiful, 3BR/2BA single level, pet-friendly remodeled corner unit townhome with vaulted ceilings, a garage, and views of the Koolau Mountains and Kaneohe Bay from your lanai. Located in the heart of Kaneohe, on 52 acres of lush grounds. Updates include fresh paint, new countertops and cabinets in the kitchen & baths, new flooring in living room, hallway, & baths. Enjoy the plantation shutters, new washer, dryer, water heater, and upgraded electrical panel. The resort-like amenities include 3 pools, 2 tennis courts, 2 club houses, a sauna, hot tub, walking/jogging paths, BBQ, and rec areas. Unit comes with 3 parking spaces and is VA approved! Close to Windward Mall, banks, grocery stores, and restaurants. **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
46-075 Aliipapa Place 1421	**$730,000**	3 & 2/0	981 | $744	123,972 | $6	84	59%	2	15

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
46-075 Aliipapa Place 1421	$153 | $196 | $496	$146,600	$407,000	$553,600	132%	1979 & 2021

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
46-075 Aliipapa Place 1421	$752,000	09-10-2021	103%	107%	Conventional

46-075 Aliipapa Place 1421 - MLS#: 202118270 - Original price was $700,000 - Relax in this beautiful, 3BR/2BA single level, pet-friendly remodeled corner unit townhome with vaulted ceilings, a garage, and views of the Koolau Mountains and Kaneohe Bay from your lanai. Located in the heart of Kaneohe, on 52 acres of lush grounds. Updates include fresh paint, new countertops and cabinets in the kitchen & baths, new flooring in living room, hallway, & baths. Enjoy the plantation shutters, new washer, dryer, water heater, and upgraded electrical panel. The resort-like amenities include 3 pools, 2 tennis courts, 2 club houses, a sauna, hot tub, walking/jogging paths, BBQ, and rec areas. Unit comes with 3 parking spaces and is VA approved! Close to Windward Mall, banks, grocery stores, and restaurants. **Region:** Kaneohe **Neighborhood:** Puualii **Condition:** Excellent **Parking:** Assigned, Covered - 1, Garage, Guest, Open - 2, Tandem **Total Parking:** 3 **View:** Garden, Mountain, Ocean **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