

**Poha Kea Point 3 46-109 Konohiki Street Unit 3936, Kaneohe 96744 \* Poha Kea Point 3 \***

**\$777,000**

Sold Price: \$805,000	Sold Date: 09-24-2021	Sold Ratio: 104%
Beds: <b>3</b>	MLS#: <b>202120553, FS</b>	Year Built: <b>1986</b>
Bath: <b>2/0</b>	Status: <b>Sold</b>	Remodeled: <b>2009</b>
Living Sq. Ft.: <b>1,093</b>	List Date & DOM: <b>08-18-2021 &amp; 13</b>	Total Parking: <b>2</b>
Land Sq. Ft.: <b>669,517</b>	Condition: <b>Excellent</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>165</b>	Frontage:	Building: <b>\$357,400</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$153/2020</b>	Land: <b>\$308,200</b>
Total Sq. Ft. <b>1,258</b>	Neighborhood: <b>Lilipuna</b>	Total: <b>\$665,600</b>
Maint./Assoc. <b>\$466 / \$496</b>	<a href="#">Flood Zone</a> : <b>Zone X - Tool</b>	Stories / CPR: <b>One / No</b>
Parking: <b>Assigned, Covered - 1, Guest, Open - 1</b>	Frontage:	

**Zoning: 03 - R10 - Residential District**

**View: Coastline, Garden, Mountain, Ocean**

**Public Remarks:** Luxury, single level home with the only cathedral ceiling in this project!! PRESENTLY HAS TWO BIG BEDROOMS AS IT WAS USED BY DEVELOPER AND THE THIRD BEDROOM WALL, CLOSET, AND DOOR WERE NEVER BUILT. BUYER MUST ADD THESE IF DESIRING THIRD, SEPARATE BEDROOM. SAME INTERIOR SIZE AS OTHER, LARGEST 3 BEDROOM ROSEWOOD FLOORPLANS. View to Kaneohe Bay through the trees. Easy move-in condition with all new paint, many upgrades & repairs, rare solid concrete wall for quiet, plus big lanai for gatherings. Cool position, no upper neighbors, sigh-worthy Brazilian cherry floors & cabinetry, lighted display cabinets, shutters, split A/C, Corian, pantry, and unexpected added storage not found elsewhere. Bright end unit with big windows on 3 sides & only 8 exterior stairs to enter the single level. Near to one of 3 pools in project & guest parking. Up to two pets allowed without size limits; see House Rules. Massive amenities (see list) within 52 acres of superior tropical park grounds. Security patrol is on duty all night when daytime manager is off duty. Windward Mall nearby yet peaceful retreat! Fantastic place to work remotely & find restoration. See 3D tour. **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
<a href="#">46-109 Konohiki Street 3936</a>	<a href="#">\$777,000</a>	3 & 2/0	1,093   \$711	669,517   \$1	165	62%	3	13

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">46-109 Konohiki Street 3936</a>	\$153   \$466   \$496	\$308,200	\$357,400	\$665,600	117%	1986 & 2009

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
<a href="#">46-109 Konohiki Street 3936</a>	\$805,000	09-24-2021	104%	104%	Conventional

[46-109 Konohiki Street 3936](#) - MLS#: [202120553](#) - Luxury, single level home with the only cathedral ceiling in this project!! PRESENTLY HAS TWO BIG BEDROOMS AS IT WAS USED BY DEVELOPER AND THE THIRD BEDROOM WALL, CLOSET, AND DOOR WERE NEVER BUILT. BUYER MUST ADD THESE IF DESIRING THIRD, SEPARATE BEDROOM. SAME INTERIOR SIZE AS OTHER, LARGEST 3 BEDROOM ROSEWOOD FLOORPLANS. View to Kaneohe Bay through the trees. Easy move-in condition with all new paint, many upgrades & repairs, rare solid concrete wall for quiet, plus big lanai for gatherings. Cool position, no upper neighbors, sigh-worthy Brazilian cherry floors & cabinetry, lighted display cabinets, shutters, split A/C, Corian, pantry, and unexpected added storage not found elsewhere. Bright end unit with big windows on 3 sides & only 8 exterior stairs to enter the single level. Near to one of 3 pools in project & guest parking. Up to two pets allowed without size limits; see House Rules. Massive amenities (see list) within 52 acres of superior tropical park grounds. Security patrol is on duty all night when daytime manager is off duty. Windward Mall nearby yet peaceful retreat! Fantastic place to work remotely & find restoration. See 3D tour. **Region:** Kaneohe **Neighborhood:** Lilipuna **Condition:** Excellent **Parking:** Assigned, Covered - 1, Guest, Open - 1 **Total Parking:** 2 **View:** Coastline, Garden, Mountain, Ocean **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