Na Pali Gardens 45-535 Luluku Road Unit E4, Kaneohe 96744 * Na Pali Gardens * $399,900

Sold Price:	$410,000	Sold Date:	06-14-2022	Sold Ratio:	103%
Beds:	**3**	MLS#:	**202202237, FS**	Year Built:	**1967**
Bath:	**1/1**	Status:	**Sold**	Remodeled:	
Living Sq. Ft.:	**843**	List Date & DOM:	**02-03-2022** & **20**	Total Parking:	**1**
Land Sq. Ft.:	**125,453**	Condition:	**Average**	Assessed Value	
Lanai Sq. Ft.:	**105**	Frontage:		Building:	**$379,600**
Sq. Ft. Other:	**0**	Tax/Year:	**$96/2022**	Land:	**$48,500**
Total Sq. Ft.	**948**	Neighborhood:	**Hale Kou**	Total:	**$428,100**
Maint./Assoc.	**$777 / $0**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**Two / No**
Parking:	**Assigned, Guest, Street**	Frontage:			
Zoning:	**42 - I-2 General Industrial Dis**	View:	**Mountain**		

Public Remarks: Highly desirable condo in Na Pali Gardens in Kaneohe. Surrounded by the Koolau mountains with amazing views from the lanai. This cozy unit is great for a small family. This 3-bedroom unit has been converted to a 2-bedroom to allow for more space in the living room, but can be easily converted back to three bedrooms. Security and manager on-site. Swimming pool and kids play area make this a great complex for families. Just a short walk to Hoomaluhia Botanical Gardens, Foodland, restaurants, and close to Likelike, Pali, and H-3. VA Approved. **Sale Conditions:** None **Schools:** Kapunahala, King, Castle * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	Lanai	Occ.	FL	DOM
45-535 Luluku Road E4	$399,900	3 & 1/1	843 | $474	125,453 | $3	105	49%	2	20

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
45-535 Luluku Road E4	$96 | $777 | $0	$48,500	$379,600	$428,100	93%	1967 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
45-535 Luluku Road E4	$410,000	06-14-2022	103%	103%	VA

45-535 Luluku Road E4 - MLS#: 202202237 - Highly desirable condo in Na Pali Gardens in Kaneohe. Surrounded by the Koolau mountains with amazing views from the lanai. This cozy unit is great for a small family. This 3-bedroom unit has been converted to a 2-bedroom to allow for more space in the living room, but can be easily converted back to three bedrooms. Security and manager on-site. Swimming pool and kids play area make this a great complex for families. Just a short walk to Hoomaluhia Botanical Gardens, Foodland, restaurants, and close to Likelike, Pali, and H-3. VA Approved. **Region:** Kaneohe **Neighborhood:** Hale Kou **Condition:** Average **Parking:** Assigned, Guest, Street **Total Parking:** 1 **View:** Mountain **Frontage: Pool: Zoning:** 42 - I-2 General Industrial Dis **Sale Conditions:** None **Schools:** Kapunahala, King, Castle * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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