Poha Kea Point 3 46-159 Meheanu Loop Unit 3226, Kaneohe 96744 * Poha Kea Point 3 * $749,000

Sold Price: $777,000	Sold Date: 05-06-2022	Sold Ratio: 104%
Beds: **2**	MLS#: **202203079, FS**	Year Built: **1986**
Bath: **2/0**	Status: **Sold**	Remodeled: **2018**
Living Sq. Ft.: **998**	List Date & DOM: **02-17-2022** & **12**	Total Parking: **4**
Land Sq. Ft.: **669,517**	Condition: **Above Average**	Assessed Value
Lanai Sq. Ft.: **123**	Frontage: **Other**	Building: **$402,000**
Sq. Ft. Other: **0**	Tax/Year: **$197/2021**	Land: **$274,400**
Total Sq. Ft. **1,121**	Neighborhood: **Lilipuna**	Total: **$676,400**
Maint./Assoc. **$533 / $461**	Flood Zone: **Zone X - Tool**	Stories / CPR: **/ No**
Parking: **Covered - 2, Garage**	Frontage: **Other**	
Zoning: **03 - R10 - Residential District**	View: **Mountain, Ocean**	

Public Remarks: Welcome to POHA KEA POINT! You don't want to miss this 2 bedroom, 2 bath, 4 parking unit (2 CAR GARAGE + 2 OPEN STALLS) Enjoy the amazing panoramic views of the Ko'olau Mountain Range and Kaneohe Bay from your spacious private lanai and bedrooms. Solid wood kitchen cabinets, granite countertops, SS appliances, built in bar with pull out cabinets, built in closet systems and a 20,000 Btu Cassette Ductless Mini-Split Air Conditioner System. Secure and meticulously managed complex, Poha Kea is a pet friendly community with 3 pools, tennis court, sauna, whirlpool, security and multiple BBQ areas. It's in a great Kaneohe location minutes from shopping, dining, and entertainment. Minutes from Windward Mall, grocery stores, services, bus line, H-3 and Likelike Hwy. Easy to see by appointment! You don't want to miss 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
46-159 Meheanu Loop 3226	$749,000	2 & 2/0	998 | $751	669,517 | $1	123	61%	2	12

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
46-159 Meheanu Loop 3226	$197 | $533 | $461	$274,400	$402,000	$676,400	111%	1986 & 2018

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
46-159 Meheanu Loop 3226	$777,000	05-06-2022	104%	104%	Cash

46-159 Meheanu Loop 3226 - MLS#: 202203079 - Welcome to POHA KEA POINT! You don't want to miss this 2 bedroom, 2 bath, 4 parking unit (2 CAR GARAGE + 2 OPEN STALLS) Enjoy the amazing panoramic views of the Ko'olau Mountain Range and Kaneohe Bay from your spacious private lanai and bedrooms. Solid wood kitchen cabinets, granite countertops, SS appliances, built in bar with pull out cabinets, built in closet systems and a 20,000 Btu Cassette Ductless Mini-Split Air Conditioner System. Secure and meticulously managed complex, Poha Kea is a pet friendly community with 3 pools, tennis court, sauna, whirlpool, security and multiple BBQ areas. It's in a great Kaneohe location minutes from shopping, dining, and entertainment. Minutes from Windward Mall, grocery stores, services, bus line, H-3 and Likelike Hwy. Easy to see by appointment! You don't want to miss this one! **Region:** Kaneohe **Neighborhood:** Lilipuna **Condition:** Above Average **Parking:** Covered - 2, Garage **Total Parking:** 4 **View:** Mountain, Ocean **Frontage:** Other **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