Country Club Village 3054 Ala Poha Place Unit 306, Honolulu 96818 * Country Club Village * $600,000

Sold Price: $600,000	Sold Date: 09-08-2022	Sold Ratio: 100%
Beds: **2**	MLS#: **202216083, FS**	Year Built: **1995**
Bath: **2/0**	Status: **Sold**	Remodeled: **2022**
Living Sq. Ft.: **823**	List Date & DOM: **08-05-2022** & **7**	Total Parking: **2**
Land Sq. Ft.: **124,930**	Condition: **Excellent**	Assessed Value
Lanai Sq. Ft.: **61**	Frontage: **Golf Course, Stream/Canal**	Building: **$480,100**
Sq. Ft. Other: **0**	Tax/Year: **$153/2022**	Land: **$45,200**
Total Sq. Ft. **884**	Neighborhood: **Salt Lake**	Total: **$525,300**
Maint./Assoc. **$629 / $0**	Flood Zone: **Zone X - Tool**	Stories / CPR: **21+ / No**
Parking: **Assigned, Guest, Open - 2, Tandem**		Frontage: **Golf Course, Stream/Canal**
Zoning: **12 - A-2 Medium Density Apartme**		View: **Garden**

Public Remarks: Breezy and bright and much natural light in this ready to move in two bedroom! Relax and enjoy the spacious lanai space, with pleasant green views of the golf course. Entire unit is freshly painted (white) and has upgraded new, light gray designer type carpet and boasts newly glazed bathtubs. Taupe-colored porcelain tile flooring throughout living room and kitchen. White plantation shutters decorate the windows and slider door to lanai. Kitchen features window to see the outdoors near sink. Newer, stainless steel refrigerator, newer white range/oven. Kitchen cabinets offer white decor with solid top counters. Love pets? Yes, a pet-friendly building (2 dogs!) too. Amenities offer a peaceful walking path of greenery, barbecue areas, pool, meeting room, resident manager, security guards and more. Make this your peaceful yet convenient Honolulu home today! 1st OPEN HOUSE AUGUST 7TH, 2-4:30 PM. Interior photos to follow soon. **Sale Conditions:** None
Schools: Salt Lake, Moanalua, Moanalua * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info







Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	Lanai	Occ.	FL	DOM
3054 Ala Poha Place 306	$600,000	2 & 2/0	823 | $729	124,930 | $5	61	75%	3	7

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
3054 Ala Poha Place 306	$153 | $629 | $0	$45,200	$480,100	$525,300	114%	1995 & 2022

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
3054 Ala Poha Place 306	$600,000	09-08-2022	100%	100%	Cash

3054 Ala Poha Place 306 - MLS#: 202216083 - Breezy and bright and much natural light in this ready to move in two bedroom! Relax and enjoy the spacious lanai space, with pleasant green views of the golf course. Entire unit is freshly painted (white) and has upgraded new, light gray designer type carpet and boasts newly glazed bathtubs. Taupe-colored porcelain tile flooring throughout living room and kitchen. White plantation shutters decorate the windows and slider door to lanai. Kitchen features window to see the outdoors near sink. Newer, stainless steel refrigerator, newer white range/oven. Kitchen cabinets offer white decor with solid top counters. Love pets? Yes, a pet-friendly building (2 dogs!) too. Amenities offer a peaceful walking path of greenery, barbecue areas, pool, meeting room, resident manager, security guards and more. Make this your peaceful yet convenient Honolulu home today! 1st OPEN HOUSE AUGUST 7TH, 2-4:30 PM. Interior photos to follow soon. **Region:** Metro **Neighborhood:** Salt Lake **Condition:** Excellent **Parking:** Assigned, Guest, Open - 2, Tandem **Total Parking:** 2 **View:** Garden **Frontage:** Golf Course,Stream/Canal **Pool: Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** Salt Lake, Moanalua, Moanalua * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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