Poha Kea Point 3 46-055 Meheanu Place Unit 3442, Kaneohe 96744 * Poha Kea Point 3 * $729,000

Beds: **2**	MLS#: **202216821, FS**	Year Built: **1989**
Bath: **2/0**	Status: **Cancelled**	Remodeled: **2022**
Living Sq. Ft.: **871**	List Date & DOM: **08-19-2022** & **82**	Total Parking: **2**
Land Sq. Ft.: **669,517**	Condition: **Excellent, Above Average**	Assessed Value
Lanai Sq. Ft.: **146**	Frontage: **Other**	Building: **$386,800**
Sq. Ft. Other: **0**	Tax/Year: **$169/2022**	Land: **$255,900**
Total Sq. Ft. **1,017**	Neighborhood: **Lilipuna**	Total: **$642,700**
Maint./Assoc. **$418 / $533**	Flood Zone: **Zone X - Tool**	Stories / CPR: **One / No**
Parking: **Assigned, Carport, Covered - 1, Guest, Open - 1, Street**	Frontage: **Other**	
Zoning: **03 - R10 - Residential District**	View: **Coastline, Garden, Mountain, Ocean**	

Public Remarks: Ready to move in? Or rent out? New split A/C, SS refrigerator, stove, dishwasher, microwave, carpet, paint & bathroom vanities! Wake up every morning to breathtaking, unobstructed ocean views of spectacular Kaneohe Bay, the majestic Ko'olau Mountains & the stunning windward coastline without climbing stairs! One of the few coveted units in Poha Kea Point offering a ground level entrance w/2 parking stalls outside & all living spaces & bedrooms located on a single floor! No interior or exterior steps to climb & yet your unit is up high on the 5th floor. Enjoy the tranquil ambiance of this retreat away from the bustling city, yet conveniently located close to shopping, marinas, botanical gardens, Marine Base & H-3. 50+ acres of lush tropical grounds are meticulously managed & pet friendly. Entertain family & friends w/resort style amenities including tennis courts, walking/jogging paths, swimming pools, hot tub, sauna, club house & BBQ areas or enjoy a sunset dinner on your lanai. 2 pets allowed-no weight restrictions! Washer & dryer. Spacious tiled & covered lanai w/a storage closet. See Supplements for additional info. **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
46-055 Meheanu Place 3442	$729,000	2 & 2/0	871 | $837	669,517 | $1	146	52%	5	82

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
46-055 Meheanu Place 3442	$169 | $418 | $533	$255,900	$386,800	$642,700	113%	1989 & 2022

46-055 Meheanu Place 3442 - MLS#: 202216821 - Ready to move in? Or rent out? New split A/C, SS refrigerator, stove, dishwasher, microwave, carpet, paint & bathroom vanities! Wake up every morning to breathtaking, unobstructed ocean views of spectacular Kaneohe Bay, the majestic Ko'olau Mountains & the stunning windward coastline without climbing stairs! One of the few coveted units in Poha Kea Point offering a ground level entrance w/2 parking stalls outside & all living spaces & bedrooms located on a single floor! No interior or exterior steps to climb & yet your unit is up high on the 5th floor. Enjoy the tranquil ambiance of this retreat away from the bustling city, yet conveniently located close to shopping, marinas, botanical gardens, Marine Base & H-3. 50+ acres of lush tropical grounds are meticulously managed & pet friendly. Entertain family & friends w/resort style amenities including tennis courts, walking/jogging paths, swimming pools, hot tub, sauna, club house & BBQ areas or enjoy a sunset dinner on your lanai. 2 pets allowed-no weight restrictions! Washer & dryer. Spacious tiled & covered lanai w/a storage closet. See Supplements for additional info. **Region:** Kaneohe **Neighborhood:** Lilipuna **Condition:** Excellent, Above Average **Parking:** Assigned, Carport, Covered - 1, Guest, Open - 1, Street **Total Parking:** 2 **View:** Coastline, Garden, 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