

Puu Alii 1 46-054 Puulena Street Unit 926, Kaneohe 96744 * Puu Alii 1 * \$785,000

| | | |
|---|---|--------------------------------|
| Sold Price: \$785,000 | Sold Date: 04-30-2024 | Sold Ratio: 100% |
| Beds: 2 | MLS#: 202403555 , FS | Year Built: 1979 |
| Bath: 2/0 | Status: Sold | Remodeled: 2022 |
| Living Sq. Ft.: 936 | List Date & DOM: 02-20-2024 & 40 | Total Parking: 2 |
| Land Sq. Ft.: 0 | Condition: Above Average | Assessed Value |
| Lanai Sq. Ft.: 84 | Frontage: | Building: \$505,200 |
| Sq. Ft. Other: 0 | Tax/Year: \$229/2024 | Land: \$144,300 |
| Total Sq. Ft. 1,020 | Neighborhood: Puualii | Total: \$649,500 |
| Maint./Assoc. \$959 / \$0 | Flood Zone : Zone X - Tool | Stories / CPR: / No |
| Parking: Guest, Open - 2, Street | Frontage: | |
| Zoning : 03 - R10 - Residential District | View: City, Coastline, Ocean, Sunrise | |

Public Remarks: Enjoy sweeping views from this rarely available Pu'u Ali'i 1 corner unit! Stepping inside, you'll instantly notice the lofted ceilings that make these corner units so special. With upgrades to the kitchen and flooring, as well as the addition of an attic loft space, this home exudes a fresh and welcoming charm. Not to mention the breathtaking views that extend from the Koolaus all the way to Kaneohe Bay. Conveniently located across the street from the recreation area featuring tennis courts, pool and BBQ area. Explore all the shops, eateries and entertainment the East Side has to offer from this move-in ready haven! **Sale Conditions:** None **Schools:** , [King](#), [Castle](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



| Address | Price | Bd & Bth | Living / Avg. | Land Avg. | Lanai | Occ. | FL | DOM |
|---|---------------------------|----------|---------------|-------------|-------|------|----|-----|
| 46-054 Puulena Street 926 | \$785,000 | 2 & 2/0 | 936 \$839 | 0 \$inf | 84 | 58% | 2 | 40 |

| Address | Tax Maint. Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|---|---------------------|---------------|-------------------|----------------|-------|------------------|
| 46-054 Puulena Street 926 | \$229 \$959 \$0 | \$144,300 | \$505,200 | \$649,500 | 121% | 1979 & 2022 |

| Address | Sold Price | Sold Date | Sold Ratio | Original Ratio | Sold Terms |
|---|------------|------------|------------|----------------|--------------|
| 46-054 Puulena Street 926 | \$785,000 | 04-30-2024 | 100% | 100% | Conventional |

[46-054 Puulena Street 926](#) - MLS#: [202403555](#) - Enjoy sweeping views from this rarely available Pu'u Ali'i 1 corner unit! Stepping inside, you'll instantly notice the lofted ceilings that make these corner units so special. With upgrades to the kitchen and flooring, as well as the addition of an attic loft space, this home exudes a fresh and welcoming charm. Not to mention the breathtaking views that extend from the Koolaus all the way to Kaneohe Bay. Conveniently located across the street from the recreation area featuring tennis courts, pool and BBQ area. Explore all the shops, eateries and entertainment the East Side has to offer from this move-in ready haven! **Region:** Kaneohe **Neighborhood:** Puualii **Condition:** Above Average **Parking:** Guest, Open - 2, Street **Total Parking:** 2 **View:** City, Coastline, Ocean, Sunrise **Frontage:** Pool: **Zoning:** 03 - R10 - Residential District **Sale Conditions:** None **Schools:** , [King](#), [Castle](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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