Poha Kea Point 3 46-098 Konohiki Street Unit 3301, Kaneohe 96744 * Poha Kea Point 3 * $465,000

Sold Price: $466,000	Sold Date: 09-09-2005	Sold Ratio: 100%
Beds: **2**	MLS#: **2512242, FS**	Year Built: **1989**
Bath: **2/0**	Status: **Sold**	Remodeled:
Living Sq. Ft.: **960**	List Date & DOM: **07-28-2005** & **14**	Total Parking: **2**
Land Sq. Ft.: **172,846**	Condition: **Average**	Assessed Value
Lanai Sq. Ft.: **0**	Frontage: **Other**	Building: **$341,000**
Sq. Ft. Other: **0**	Tax/Year: **$129/2005**	Land: **$71,600**
Total Sq. Ft. **960**	Neighborhood: **Lilipuna**	Total: **$412,600**
Maint./Assoc. **$142 / $248**	Flood Zone: **Zone X - Tool**	Stories / CPR: **/ No**
Parking: **Assigned, Carport, Covered - 2, Guest**	Frontage: **Other**	
Zoning:	View: **Mountain, Ocean**	

Public Remarks: Ground floor 2/2 Birchwood garden unit (no steps). Garden area is enclosed which allows for outdoor living. This unit has ocean & mountain views. Project has wonderful amenities and is close to shopping, bus etc. There is two parking with a covered carport. Unit is priced to sell. In good condition, but sold 'AS IS'. **Sale Conditions: 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
46-098 Konohiki Street 3301	$465,000	2 & 2/0	960 | $484	172,846 | $3	0	0%	1	14

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
46-098 Konohiki Street 3301	$129 | $142 | $248	$71,600	$341,000	$412,600	113%	1989 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
46-098 Konohiki Street 3301	$466,000	09-09-2005	100%	100%	Conventional

46-098 Konohiki Street 3301 - MLS#: 2512242 - Ground floor 2/2 Birchwood garden unit (no steps). Garden area is enclosed which allows for outdoor living. This unit has ocean & mountain views. Project has wonderful amenities and is close to shopping, bus etc. There is two parking with a covered carport. Unit is priced to sell. In good condition, but sold 'AS IS'. **Region:** Kaneohe **Neighborhood:** Lilipuna **Condition:** Average **Parking:** Assigned, Carport, Covered - 2, Guest **Total Parking:** 2 **View:** Mountain, Ocean **Frontage:** Other **Pool: Zoning: Sale Conditions: Schools:** Heeia, King, Castle * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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