

Puu Alii 1-4 46075 Aliipapa Place Unit 1424, Kaneohe 96744 * Puu Alii 1-4 * \$448,000

Sold Price: \$412,000	Sold Date: 07-15-2008	Sold Ratio: 92%
Beds: 3	MLS#: 2805965, FS	Year Built: 1979
Bath: 2/0	Status: Sold	Remodeled:
Living Sq. Ft.: 964	List Date & DOM: 04-09-2008 & 70	Total Parking: 2
Land Sq. Ft.: 123,972	Condition: Average	Assessed Value
Lanai Sq. Ft.: 84	Frontage: Other	Building: \$278,600
Sq. Ft. Other: 0	Tax/Year: \$135/2007	Land: \$210,900
Total Sq. Ft. 1,048	Neighborhood: Puualii	Total: \$489,500
Maint./Assoc. \$416 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: / No
Parking: Covered - 1, Garage, Guest, Open - 1	Frontage: Other	
Zoning :	View: City, Mountain, Ocean	

Public Remarks: OPPORTUNITY KNOCKS! BARGAIN PRICE FOR THIS UNIT IN ONE OF KANEOHE'S PREMIER COMPLEXES. BATHROOM UPGRADES INCL NEW VANITIES, TILE SHOWERS. POSSIBLE \$6,000 CREDIT TO BUYER'S CLOSING COSTS. SAVINGS WILL ALLOW CLEVER NEW OWNER TO SPRUCE UNIT UP! PRICED SUBSTANTIALLY BELOW RECENT CLOSED SALE OF SAME SIZED NEXT DOOR UNIT. **Sale Conditions:** Schools: [Parker](#), [King](#), [Castle](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
46075 Aliipapa Place 1424	\$448,000	3 & 2/0	964 \$465	123,972 \$4	84	0%	2	70

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
46075 Aliipapa Place 1424	\$135 \$416 \$0	\$210,900	\$278,600	\$489,500	92%	1979 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
46075 Aliipapa Place 1424	\$412,000	07-15-2008	92%	92%	Conventional

[46075 Aliipapa Place 1424](#) - MLS#: [2805965](#) - OPPORTUNITY KNOCKS! BARGAIN PRICE FOR THIS UNIT IN ONE OF KANEOHE'S PREMIER COMPLEXES. BATHROOM UPGRADES INCL NEW VANITIES, TILE SHOWERS. POSSIBLE \$6,000 CREDIT TO BUYER'S CLOSING COSTS. SAVINGS WILL ALLOW CLEVER NEW OWNER TO SPRUCE UNIT UP! PRICED SUBSTANTIALLY BELOW RECENT CLOSED SALE OF SAME SIZED NEXT DOOR UNIT. **Region:** Kaneohe **Neighborhood:** Puualii **Condition:** Average **Parking:** Covered - 1, Garage, Guest, Open - 1 **Total Parking:** 2 **View:** City, Mountain, Ocean **Frontage:** Other **Pool:** **Zoning:** **Sale Conditions:** Schools: [Parker](#), [King](#), [Castle](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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