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