

Puu Alii 1-4 4657 Aliianela Place Unit 1611, Kaneohe 96744 * Puu Alii 1-4 * \$449,900 *

Originally \$465,000

Sold Price: \$425,000	Sold Date: 01-30-2009	Sold Ratio: 94%
Beds: 2	MLS#: 2814297, FS	Year Built: 1979
Bath: 2/0	Status: Sold	Remodeled: 2007
Living Sq. Ft.: 983	List Date & DOM: 09-01-2008 & 135	Total Parking: 2
Land Sq. Ft.: 123,972	Condition: Excellent	Assessed Value
Lanai Sq. Ft.: 84	Frontage:	Building: \$305,400
Sq. Ft. Other: 0	Tax/Year: \$138/2008	Land: \$215,000
Total Sq. Ft. 1,067	Neighborhood: Puualii	Total: \$520,400
Maint./Assoc. \$416 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: / No
Parking: Assigned, Garage	Frontage:	
Zoning :	View: Mountain	

Public Remarks: Newly upgraded unit in the exclusive Puu Alii Condominiums. Owner has made some tasteful changes to add value to his unit. New 2008 additions include, marble floors, oak cabinets, and appliances. Please view the Visual tour and photos attached, but take the time to visit this end unit's beauty and balcony's views of the Koolaus! Seller to credit buyer \$10,000 toward buyer's closing cost. **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
4657 Aliianela Place 1611	\$449,900	2 & 2/0	983 \$458	123,972 \$4	84	0%	1	135

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
4657 Aliianela Place 1611	\$138 \$416 \$0	\$215,000	\$305,400	\$520,400	86%	1979 & 2007

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
4657 Aliianela Place 1611	\$425,000	01-30-2009	94%	91%	Conventional 10000

[4657 Aliianela Place 1611](#) - MLS#: [2814297](#) - Original price was \$465,000 - Newly upgraded unit in the exclusive Puu Alii Condominiums. Owner has made some tasteful changes to add value to his unit. New 2008 additions include, marble floors, oak cabinets, and appliances. Please view the Visual tour and photos attached, but take the time to visit this end unit's beauty and balcony's views of the Koolaus! Seller to credit buyer \$10,000 toward buyer's closing cost. **Region:** Kaneohe **Neighborhood:** Puualii **Condition:** Excellent **Parking:** Assigned, Garage **Total Parking:** 2 **View:** Mountain **Frontage:** **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