

45-323 Puali Street, Kaneohe 96744 * \$820,000

Sold Price: \$825,000	Sold Date: 12-11-2019	Sold Ratio: 101%
Beds: 4	MLS#: 201924103, FS	Year Built: 1954
Bath: 2/0	Status: Sold	Remodeled: 2016
Living Sq. Ft.: 1,880	List Date & DOM: 10-08-2019 & 15	Total Parking: 3
Land Sq. Ft.: 7,500	Condition: Average, Fair	Assessed Value
Lanai Sq. Ft.: 0	Frontage: Other	Building: \$98,000
Sq. Ft. Other: 0	Tax/Year: \$194/2018	Land: \$712,500
Total Sq. Ft. 1,880	Neighborhood: Pikoilola	Total: \$810,500
Maint./Assoc. \$0 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: One / No
Parking: 3 Car+	Frontage: Other	
Zoning : 04 - R-7.5 Residential District	View: Mountain	

Public Remarks: First Showing after Sunday 10/13. Can't get any better than this lovely home in highly desirable Pikoilola subdivision. Two dwellings - renovated 3 bedroom 1 bath front house that is vacant and a 1 bedroom, 1 bath currently owner occupied and in original condition. Owner requests afternoon showing only for bonus room viewing and 2 day advance notice. Spacious patio to entertain with Lush greenery surrounding this typical Kaneohe property. Green lawn and Stunning views of the Koolaus at your front door. Live in one and rent the other! Home is being sold AS IS, WHERE IS. Buyers use due diligence.

Sale Conditions: None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
45-323 Puali Street	\$820,000	4 & 2/0	1,880 \$436	7,500 \$109	15

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
45-323 Puali Street	\$194 \$0 \$0	\$712,500	\$98,000	\$810,500	101%	1954 & 2016

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
45-323 Puali Street	\$825,000	12-11-2019	101%	101%	Conventional

45-323 Puali Street - MLS#: **201924103** - First Showing after Sunday 10/13. Can't get any better than this lovely home in highly desirable Pikoilola subdivision. Two dwellings - renovated 3 bedroom 1 bath front house that is vacant and a 1 bedroom, 1 bath currently owner occupied and in original condition. Owner requests afternoon showing only for bonus room viewing and 2 day advance notice. Spacious patio to entertain with Lush greenery surrounding this typical Kaneohe property. Green lawn and Stunning views of the Koolaus at your front door. Live in one and rent the other! Home is being sold AS IS, WHERE IS. Buyers use due diligence. **Region:** Kaneohe **Neighborhood:** Pikoilola **Condition:** Average, Fair **Parking:** 3 Car+ **Total Parking:** 3 **View:** Mountain **Frontage:** Other **Pool:** None **Zoning:** 04 - R-7.5 Residential District **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market