

**44-129 Puuohalai Place, Kaneohe 96744 \* \$1,550,000**

|   |   |                                   |
|---|---|-----------------------------------|
| Sold Price: \$1,600,000   | Sold Date: 10-20-2020                             | Sold Ratio: 103%                  |
| Beds: <b>5</b>  | MLS#: <b><u>202020237</u>, FS</b>                 | Year Built: <b>1976</b>           |
| Bath: <b>3/0</b>  | Status: <b>Sold</b>                               | Remodeled: <b>2007</b>            |
| Living Sq. Ft.: <b>3,002</b>                                    | List Date & DOM: <b>08-16-2020 &amp; 9</b>        | Total Parking: <b>2</b>           |
| Land Sq. Ft.: <b>7,670</b>                                      | Condition: <b>Excellent</b>                       | <a href="#">Assessed Value</a>    |
| Lanai Sq. Ft.: <b>836</b>                                       | Frontage: <b>Stream/Canal</b>                     | Building: <b>\$436,700</b>        |
| Sq. Ft. Other: <b>0</b>   | Tax/Year: <b>\$340/2020</b>                       | Land: <b>\$828,900</b>            |
| Total Sq. Ft. <b>3,838</b>                                      | Neighborhood: <b>Bay View Garden</b>              | Total: <b>\$1,265,600</b>         |
| Maint./Assoc. <b>\$0 / \$0</b>                                  | <a href="#">Flood Zone</a> : <b>Zone D - Tool</b> | Stories / CPR: <b>Three+ / No</b> |
| Parking: <b>2 Car, Driveway, Street</b>                         | Frontage: <b>Stream/Canal</b>                     |                                   |
| <a href="#">Zoning</a> : <b>04 - R-7.5 Residential District</b> | View: <b>Mountain, Ocean</b>                      |                                   |

**Public Remarks:** Stunning Kaneohe Bay views from this meticulously appointed executive home exude the tranquility only obtained from the peaceful views of the Ko'olau Mountain Range. A 3 BR/ 2BA and full laundry room in the main house and an extremely spacious 2 BR/1 BA with living room and wet bar downstairs make this home perfect for entertaining friends and family on the extremely ample lanai overlooking the Bay. Lava rock terraced walls and beautiful landscaping show the time and attention to detail that has been put into this home. Thermador appliances, custom kitchen, 33 owned PV panels, an electric car charger, IPE hardwood flooring and more make this home an impressive yet quality, comfortable residence. **Sale Conditions:** None **Schools:** [Aikahi](#), [Kailua](#), [Kalaheo](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)





| Address                                | Price                       | Bd & Bth | Living / Avg. | Land   Avg.   | DOM |
|--|-----------------------------|----------|---------------|---------------|-----|
| <a href="#">44-129 Puuohalai Place</a> | <a href="#">\$1,550,000</a> | 5 & 3/0  | 3,002   \$516 | 7,670   \$202 | 9   |

| Address                                | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|--|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">44-129 Puuohalai Place</a> | \$340   \$0   \$0   | \$828,900     | \$436,700         | \$1,265,600    | 122%  | 1976 & 2007      |

| Address                                | Sold Price  | Sold Date  | Sold Ratio | Original Ratio | Sold Terms |
|--|-------------|------------|------------|----------------|------------|
| <a href="#">44-129 Puuohalai Place</a> | \$1,600,000 | 10-20-2020 | 103%       | 103%           | VA 15000   |

[44-129 Puuohalai Place](#) - MLS#: [202020237](#) - Stunning Kaneohe Bay views from this meticulously appointed executive home exude the tranquility only obtained from the peaceful views of the Ko'olau Mountain Range. A 3 BR/ 2BA and full laundry room in the main house and an extremely spacious 2 BR/1 BA with living room and wet bar downstairs make this home perfect for entertaining friends and family on the extremely ample lanai overlooking the Bay. Lava rock terraced walls and beautiful landscaping show the time and attention to detail that has been put into this home. Thermador appliances, custom kitchen, 33 owned PV panels, an electric car charger, IPE hardwood flooring and more make this home an impressive yet quality, comfortable residence. **Region:** Kaneohe **Neighborhood:** Bay View Garden **Condition:** Excellent **Parking:** 2 Car, Driveway, Street **Total Parking:** 2 **View:** Mountain, Ocean **Frontage:** Stream/Canal **Pool:** None **Zoning:** 04 - R-7.5 Residential District **Sale Conditions:** None **Schools:** [Aikahi](#), [Kailua](#), [Kalaheo](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market