

45-620 Puuluna Place, Kaneohe 96744 * \$768,500 * Originally \$951,900

Sold Price: \$698,000 Sold Date: 02-19-2021 Sold Ratio: 91%
 Beds: **4** MLS#: **202020881, FS** Year Built: **1952**
 Bath: **3/0** Status: **Sold** Remodeled: **1970**
 Living Sq. Ft.: **2,787** List Date & DOM: **08-18-2020 & 66** Total Parking: **4**
 Land Sq. Ft.: **8,924** Condition: **Average** [Assessed Value](#)
 Lanai Sq. Ft.: **545** Frontage: Building: **\$209,100**
 Sq. Ft. Other: **506** Tax/Year: **\$262/2020** Land: **\$687,800**
 Total Sq. Ft. **3,838** Neighborhood: **Puohala Village** Total: **\$896,900**
 Maint./Assoc. **\$0 / \$0** [Flood Zone](#): **Zone X - Tool** Stories / CPR: **One / No**
 Parking: **Carport** Frontage:
 Zoning: **04 - R-7.5 Residential District** View: **Mountain**

Public Remarks: Don't blink and miss this rare opportunity to own a piece of Aloha in the sought- after Kaneohe area on the Windward side of O'ahu at an affordable price. This large residence features four-bedrooms, three-bathrooms, mountain views, parking, and much more. This home is located a short stroll away from golfing, schools, performing arts, vast array of restaurants, parks, outdoor recreational activities, and Kaneohe Bay. Don't miss your opportunity to own a piece of Aloha. All potential buyers are asked to check with city and tax records to determine actual bedroom, bathroom counts and all details on this property listed above to their satisfaction. This is an AS-IS REO property. **Sale Conditions:** Lender Sale **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
45-620 Puuluna Place	\$768,500	4 & 3/0	2,787 \$276	8,924 \$86	66

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
45-620 Puuluna Place	\$262 \$0 \$0	\$687,800	\$209,100	\$896,900	86%	1952 & 1970

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
45-620 Puuluna Place	\$698,000	02-19-2021	91%	73%	Cash

45-620 Puuluna Place - MLS#: **202020881** - Original price was \$951,900 - Don't blink and miss this rare opportunity to own a piece of Aloha in the sought- after Kaneohe area on the Windward side of O'ahu at an affordable price. This large residence features four-bedrooms, three-bathrooms, mountain views, parking, and much more. This home is located a short stroll away from golfing, schools, performing arts, vast array of restaurants, parks, outdoor recreational activities, and Kaneohe Bay. Don't miss your opportunity to own a piece of Aloha. All potential buyers are asked to check with city and tax records to determine actual bedroom, bathroom counts and all details on this property listed above to their satisfaction. This is an AS-IS REO property. **Region:** Kaneohe **Neighborhood:** Puohala Village **Condition:** Average **Parking:** Carport **Total Parking:** 4 **View:** Mountain **Frontage:** Pool: None **Zoning:** 04 - R-7.5 Residential District **Sale Conditions:** Lender Sale **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market