45-271 Pouhanuu Place, Kaneohe 96744 * $675,000

Sold Price: $775,000	Sold Date: 02-25-2021	Sold Ratio: 115%
Beds: **3**	MLS#: **202032452, FS**	Year Built: **1964**
Bath: **2/0**	Status: **Sold**	Remodeled:
Living Sq. Ft.: **1,118**	List Date & DOM: **01-18-2021** & **7**	Total Parking: **1**
Land Sq. Ft.: **7,504**	Condition: **Fair**	Assessed Value
Lanai Sq. Ft.: **362**	Frontage: **Stream/Canal**	Building: **$87,000**
Sq. Ft. Other: **0**	Tax/Year: **$858/2020**	Land: **$713,100**
Total Sq. Ft. **1,480**	Neighborhood: **Pikoiloa**	Total: **$800,100**
Maint./Assoc. **$0 / $0**	Flood Zone: **Zone X - Tool**	Stories / CPR: **One / No**
Parking: **1 Car, Carport**	Frontage: **Stream/Canal**	
Zoning: **04 - R-7.5 Residential District**	View: **Mountain, Sunrise**	

Public Remarks: Older home that needs some attention. Very spacious living room and lanai area. Convenient location close to schools as well as Kaneohe Town. Located in a quiet cul de sac, with backyard fronting Kawa Stream. Home has great potential in a comfortable, and quiet surroundings. **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
45-271 Pouhanuu Place	$675,000	3 & 2/0	1,118 | $604	7,504 | $90	7

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
45-271 Pouhanuu Place	$858 | $0 | $0	$713,100	$87,000	$800,100	84%	1964 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
45-271 Pouhanuu Place	$775,000	02-25-2021	115%	115%	VA

45-271 Pouhanuu Place - MLS#: 202032452 - Older home that needs some attention. Very spacious living room and lanai area. Convenient location close to schools as well as Kaneohe Town. Located in a quiet cul de sac, with backyard fronting Kawa Stream. Home has great potential in a comfortable, and quiet surroundings. **Region:** Kaneohe **Neighborhood:** Pikoiloa **Condition:** Fair **Parking:** 1 Car, Carport **Total Parking:** 1 **View:** Mountain, Sunrise **Frontage:** Stream/Canal **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