45-252 Puaae Road Unit A, Kaneohe 96744 * $749,000

Sold Price: $810,000	Sold Date: 06-03-2022	Sold Ratio: 108%
Beds: **2**	MLS#: **202205581, FS**	Year Built: **1968**
Bath: **1/0**	Status: **Sold**	Remodeled:
Living Sq. Ft.: **704**	List Date & DOM: **03-25-2022** & **6**	Total Parking: **3**
Land Sq. Ft.: **3,824**	Condition: **Above Average**	Assessed Value
Lanai Sq. Ft.: **0**	Frontage:	Building: **$43,000**
Sq. Ft. Other: **0**	Tax/Year: **$117/2021**	Land: **$457,800**
Total Sq. Ft. **704**	Neighborhood: **Pikoiloa**	Total: **$500,800**
Maint./Assoc. **$0 / $75**	Flood Zone: **Zone X - Tool**	Stories / CPR: **One / Yes**
Parking: **3 Car+, Carport**	Frontage:	
Zoning: **04 - R-7.5 Residential District**	View: **Garden, Mountain**	

Public Remarks: Look no further than this Resort-inspired cottage with GORGEOUS KOOLAU MOUNTAIN views, Premium & Spacious outdoor Gazebo, surrounded by lush green lawn, tropical palms, cooled by calming BREEZY TRADES and enough room for 3+ parking. Outdoor potting area is perfect for orchids or any gardening project, roof is generously covered with highly desired GACO roof coating. Conveniently located. **Sale Conditions:** None **Schools:** Puohala, King, Castle * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info



Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
45-252 Puaae Road A	$749,000	2 & 1/0	704 | $1,064	3,824 | $196	6

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
45-252 Puaae Road A	$117 | $0 | $75	$457,800	$43,000	$500,800	150%	1968 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
45-252 Puaae Road A	$810,000	06-03-2022	108%	108%	Conventional

45-252 Puaae Road A - MLS#: 202205581 - Look no further than this Resort-inspired cottage with GORGEOUS KOOLAU MOUNTAIN views, Premium & Spacious outdoor Gazebo, surrounded by lush green lawn, tropical palms, cooled by calming BREEZY TRADES and enough room for 3+ parking. Outdoor potting area is perfect for orchids or any gardening project, roof is generously covered with highly desired GACO roof coating. Conveniently located. **Region:** Kaneohe **Neighborhood:** Pikoiloa **Condition:** Above Average **Parking:** 3 Car+, Carport **Total Parking:** 3 **View:** Garden, Mountain **Frontage: Pool:** None **Zoning:** 04 - R-7.5 Residential District **Sale Conditions:** None **Schools:** Puohala, King, Castle * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market