

**45620 Puuluna Place, Kaneohe 96744 \* \$665,000**

Beds: <b>4</b>	MLS#: <b>2410721, FS</b>	Year Built: <b>1952</b>
Bath: <b>4/0</b>	Status: <b>Withdrawn</b>	Remodeled:
Living Sq. Ft.: <b>3,057</b>	List Date & DOM: <b>07-12-2004 &amp; 25</b>	Total Parking: <b>0</b>
Land Sq. Ft.: <b>8,924</b>	Condition: <b>Average</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>275</b>	Frontage:	Building: <b>\$173,200</b>
Sq. Ft. Other: <b>506</b>	Tax/Year: <b>\$97/2003</b>	Land: <b>\$175,800</b>
Total Sq. Ft. <b>3,838</b>	Neighborhood: <b>Puohala Village</b>	Total: <b>\$349,000</b>
Maint./Assoc. <b>\$0 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone X - Tool</b>	Stories / CPR: <b>One / No</b>
Parking: <b>2 Car, Carport, Driveway</b>	Frontage:	
<a href="#">Zoning</a> : <b>04 - R-7.5 Residential District</b>	View: <b>None</b>	

**Public Remarks:** \$3900/mo rental income! Main house (1812sqft) 2/2 with additional storage room currently used as 3rd bedroom, living room, dining room, & HUGE den. Attached 2/1 (885sqft) w/ kitchen (non-conforming), & studio (360sqft) both w/ sep entrances. Lots of space for pkg. Tenant's leases expire 8/31 but all would love to stay. Actual rooms/sq footage may differ from tax records. Sold AS IS **Sale Conditions:** **Schools:** [Puohala](#), [King](#), [Castle](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	DOM
<a href="#">45620 Puuluna Place</a>	<a href="#">\$665,000</a>	4 & 4/0	3,057   \$218	8,924   \$75	25

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">45620 Puuluna Place</a>	\$97   \$0   \$0	\$175,800	\$173,200	\$349,000	191%	1952 & NA

[45620 Puuluna Place](#) - MLS#: [2410721](#) - \$3900/mo rental income! Main house (1812sqft) 2/2 with additional storage room currently used as 3rd bedroom, living room, dining room, & HUGE den. Attached 2/1 (885sqft) w/ kitchen (non-conforming), & studio (360sqft) both w/ sep entrances. Lots of space for pkg. Tenant's leases expire 8/31 but all would love to stay. Actual rooms/sq footage may differ from tax records. Sold AS IS **Region:** Kaneohe **Neighborhood:** Puohala Village **Condition:** Average **Parking:** 2 Car, Carport, Driveway **Total Parking:** 0 **View:** None **Frontage:** Pool: None **Zoning:** 04 - R-7.5 Residential District **Sale Conditions:** **Schools:** [Puohala](#), [King](#), [Castle](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market