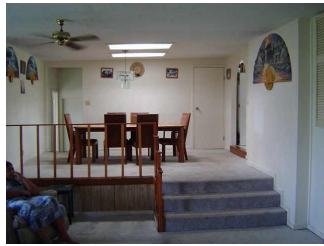


45620 Puuluna Place, Kaneohe 96744 * \$665,000

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

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
45620 Puuluna Place	\$665,000	4 & 4/0	3,057 \$218	8,924 \$75	25

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
45620 Puuluna Place	\$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