Puu Alii 1-3 46-034 Puulena Street Unit 723, Kaneohe 96744 * Puu Alii 1-3 * $760,000

Beds:	**3**	MLS#:	**202412036, FS**	Year Built:	**1979**
Bath:	**2/0**	Status:	**Active Under Contract**	Remodeled:	
Living Sq. Ft.:	**1,277**	List Date & DOM:	**05-28-2024** & **17**	Total Parking:	**2**
Land Sq. Ft.:	**45,564**	Condition:	**Average**	Assessed Value	
Lanai Sq. Ft.:	**84**	Frontage:		Building:	**$640,500**
Sq. Ft. Other:	**0**	Tax/Year:	**$238/2024**	Land:	**$173,900**
Total Sq. Ft.	**1,361**	Neighborhood:	**Puualii**	Total:	**$814,400**
Maint./Assoc.	**$387 / $623**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**Two / No**
Parking:	**Garage, Guest, Open - 1**	Frontage:			
Zoning:	**12 - A-2 Medium Density Apartme**	View:	**Mountain, Ocean**		

Public Remarks: Spacious 3 / 2 with amazing ocean and mountain views. Open living space with cathedral ceilings. Enjoy the natural breeze and sunlight. Nice size balcony where you can enjoy the Koolau mountains and Kaneohe Bay. Many amenities of Puu Alii including a pool, tennis court and clubhouse. Great location close to Kaneohe Bay Shopping Center and Windward Mall. Many shopping, restaurants and not far from MCBH and H-3. Pet friendly community. **Sale Conditions:** None **Schools:** Parker, King, Castle * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	Lanai	Occ.	FL	DOM
46-034 Puulena Street 723	$760,000	3 & 2/0	1,277 | $595	45,564 | $17	84	57%	2	17

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
46-034 Puulena Street 723	$238 | $387 | $623	$173,900	$640,500	$814,400	93%	1979 & NA

46-034 Puulena Street 723 - MLS#: 202412036 - Spacious 3 / 2 with amazing ocean and mountain views. Open living space with cathedral ceilings. Enjoy the natural breeze and sunlight. Nice size balcony where you can enjoy the Koolau mountains and Kaneohe Bay. Many amenities of Puu Alii including a pool, tennis court and clubhouse. Great location close to Kaneohe Bay Shopping Center and Windward Mall. Many shopping, restaurants and not far from MCBH and H-3. Pet friendly community. **Region:** Kaneohe **Neighborhood:** Puualii **Condition:** Average **Parking:** Garage, Guest, Open - 1 **Total Parking:** 2 **View:** Mountain, Ocean **Frontage: Pool: Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** Parker, King, Castle * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number