

## Residential Full

**1-4-6-001-054-0044 46-159 Meheanu Loop #3242, Kaneohe 96744**

MLS#: **202020604**      Region: **Kaneohe**      Bldg Nm: **Poha Kea Point 3**  
 Status: **Sold**      Nghbrhd: **LILIPUNA**  
 Lnd Tenure: **FS - Fee Simple**      Fee Options:  
 Listing Service: **Full Service**

LP: **\$639,000**  
 OLP: **\$645,000**  
 SP: **\$625,000**



### General Information

Prop Type: **Condo/Townhouse**  
 Style: **Townhouse**  
 Prop Cond: **Excellent**

DOM: **10**  
 CDOM: **10**  
 Furnished: **None**  
 Fract Own: **No**

### Sqft Information

Grg/Car Sqft:  
 Sqft Liv: **871**  
 Lanai Sqft: **146**  
 Sqft Oth:  
 Total Sqft: **1,017**  
 Land Sqft: **669,517**  
 Lot Acres: **15.370**

### Bldg Information

Beds: **2**  
 Baths: **2/0**  
 New Dev: **No**  
 Ttl Park: **2**  
 Stories: **One**  
 Yr Rmlded:  
 Year Built: **1986**

### School Information

Elem: **Heeia**  
 Middle: **King**  
 High: **Castle**

### Additional Information

View: **Coastline, Mountain, Ocean**  
 Zoning: **03 - R10 - Residential District**  
 Flood Zone: **Zone X**  
 Land Recorded: **Land Court**

Recent: **10/09/2020 : Sold : EN->S**

### Listing/Agent/Office Information

Listing Date: <b>08/14/20</b>	Cont Acc Date: <b>08/24/20</b>	Tmp Wth Date:	Exp Date: <b>02/14/21</b>
Possession: <b>45 Days or Less</b>		Occupant Type: <b>Vacant</b>	Off Mrkt Date: <b>10/09/20</b>
List Type: <b>Exclusive Rights</b>		Listing Svc: <b>Full Service</b>	Lock Box: <b>Yes</b>
Agent: <b><a href="#">Daniel J Pacheco Jr.(R)</a></b>		Agent Mbr #: <b>03112</b>	Lockbox Serial:
Ag Email: <b><a href="mailto:danny_pacheco@hotmail.com">danny_pacheco@hotmail.com</a></b>		Corp Office Lic #: <b>RB-17314</b>	Agent Ph: <b>(808) 226-6510</b>
License #: <b>RB-12467</b>		Office Mbr #: <b>ISLR</b>	Office Ph: <b>(808) 941-7773</b>
Office: <b><a href="#">Island Heritage Realty, Inc.</a></b>		Method:	Off Fax Ph: <b>(808) 239-5391</b>
Comp Sub To:		GE Tax Paid-Seller: <b>No</b>	Comp: <b>2.5</b>
Dual Var Rate: <b>No</b>		<b>Remarks</b>	

Pub Rmks: **View, View, View!! Beautiful level 2 bedroom 2 bath unit, only a few steps down from parking stalls. One covered and one open stall. This building has the best views in all of the complex !!! Koa cabinets and corian counter tops makes this unit extra special, not to mention the split A/C which only a few units have. One of 8 units that has a 4X4X8 foot storage locker. Unit is in mint move in condition. These units with these killer views in this complex originally sold for \$20,000 to \$30,000 more than the other units because of these views. No more showings also have 2 solid back up offers**

Agent Rmks: **Easy to show vacant on lock box. Must use Jill Kauka, First American Title, Kapiolani Branch.**  
 Show Inst: **Call Listor, Call Office & Go**

### Association/Condo Information

Assoc Fees: <b>\$482.00</b>	Ttl Mon Fees: <b>\$825.00</b>
Maintenance Fee: <b>\$343.00</b>	Fee Includes: <b>Other Common Expenses, Sewer, Water</b>
Oth Fees Mthy:	Oth Mthy Fees Incl: <b>Association, Maintenance</b>
Condo Prp Reg:	Condo Park Unit: <b>259, F</b> Floor #: <b>4</b>
Unit Features: <b>Single Level, Storage</b>	
Owner Occpncy%: <b>55</b>	# Elevators: <b>0</b>
Mgmt Co: <b>Hawaiiana</b>	Mgmt Co #: <b>593-9100</b>
Community Assn: <b>Puu Alii</b>	Assoc Phone: <b>232-0320</b>
Public Report #:	

### Features

Story Type: <b>One</b>	Road Frontage:
Parking: <b>Assigned, Covered - 1, Guest, Open - 1</b>	Flooring: <b>Ceramic Tile, W/W Carpet</b>
Roofing:	Construction: <b>Above Ground, Double Wall, Masonry/Stucco, Wood Fi</b>
Topography:	
Security Feat: <b>Security Patrol</b>	
Amenities: <b>BBQ, Club House, Meeting Room, Patio/Deck, Pool on Property, Recreation Area, Sauna, Storage, Tennis Court, Walking/Jogging Path, Whirlpool</b>	
Inclusions: <b>AC Split, Cable TV, Ceiling Fan, Dishwasher, Disposal, Dryer, Range/Oven, Refrigerator, Smoke Detector, Washer</b>	
Disclosures: <b>Property Disclosure Stmt</b>	

### Tax & Financial Information

TMK: <b>1-4-6-001-054-0044</b>	Terms Acceptable: <b>Cash, Conventional</b>
Taxes/Mnthly: <b>\$200</b>	Rent Inc Mthy:
Tax Year: <b>2020</b>	Spcl Sales Cond: <b>None</b>
Home Exempt: <b>0</b>	
Tax Assess Imp: <b>\$327,200</b>	
Tax Assess Lnd: <b>\$235,400</b>	
Tax Assess Tot: <b>\$562,600</b>	

### Sold Information

Sold Date: <b>10/09/20</b>	Cont Acc Date: <b>08/24/20</b>	Sold Price: <b>\$625,000</b>	DOM: <b>10</b>
Buy Agent: <b><a href="#">Nani Maxey(RA)</a></b>		Agent Ph: <b>(808) 389-7705</b>	CDOM: <b>10</b>
Buy Off: <b><a href="#">Berkshire Hathaway HmSvc HI RE</a></b>			
Co Buy Agent:		Agent Ph:	
Co Buy Off:		Office Ph:	
Concessions:		Buyer Financing: <b>Conventional</b>	
Sell Ag Remarks:			

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