

53-841 Kamehameha Highway, Hauula 96717

Status: Sold	MLS#: 201420364	Parcel#: 1-5-3-013-026-0000
List Price: \$1,135,000	Original Price: \$1,160,000	Price Change: \$-25,000
Beds: 3 Baths: 1/1	Year Built: 1951	Remodeled: 2011
Region: Kaneohe	Neighborhood: Hauula	Building:
Living Sq Ft: 1,080	Other Sq Ft: 0	Total Sq Ft: 1,080
Land Sq Ft: 6,983	Land Tenure: FS - Fee Simple	Lanai Sq Ft: 0
Total Parking: 3	Date Listed: 11-03-2014	Days on Market: 235
View: Coastline, Mountain, Ocean, Sunrise	Frontage: Ocean, Sandy Beach, Waterfront	Type: Single Family
Assessed Building: \$127,000	Assessed Land: \$568,200	Assessed Value: \$695,200
Taxes: \$197 Year: 2014	Maintenance Fee: \$0	Association Fee: \$0
Flood Zone: Zone VE	Stories: One	CPR: No
Condition: Above Average	Parking: 2 Car, Driveway, Garage	Zoning : 05 - R-5 Residential District
Close Price: \$1,100,000	Close Date: 06-26-2015	Financing: Conventional Concessions:
Elementary: Hauula	Middle School: Kahuku	High School: Kahuku

Public Remarks: Perfect opportunity to live and rent! Idyllic setting only a 30 minute drive to Kaneohe or Haleiwa. Enchanting oceanfront home transformed into an ideal set up with house divided into 3 separate living areas for maximum income potential, but easily converted back to original. Secluded sandy beachfront graced w/ 2 outdoor hot showers, landscaped pond, mature trees, privacy fence and rock walls. Stained concrete floor perfect for ocean environment. Artistically designed ceiling style upgrades, decorative lauhala weavings w/ accented rope, granite countertops. Come home to your unique paradise. **Sale Conditions:** None * [Photos](#), [History](#)

Inclusions: AC Window Unit, Blinds, Book Shelves, Cable TV, Ceiling Fan, Chandelier, Drapes, Dryer, Microwave Hood, Range/Oven, Refrigerator, Smoke Detector, Washer **Amenities:** Bedroom on 1st Floor, Full Bath on 1st Floor, Landscaped, Maids/Guest Qtrs, Other, Patio/Deck, Storage, Wall/Fence, Workshop **Utilities:** Cesspool, Connected, Public Water **Construction:** Other, Single Wall, Wood Frame **Lot Features:** Other **Floor:** Ceramic Tile, Hardwood, Laminate, Other **Disclosures:** Property Disclosure Stmt **Land Recorded:** Land Court **Furnished:** **Architectural Style:** Detach Single Family **Construction Materials:** Other, Single Wall, Wood Frame **Roof:** Other **Flooring:** Ceramic Tile, Hardwood, Laminate, Other **Security Features:** Key **Easements:** None **Set Backs:** Of Record **Special Listing Conditions:** None **Management Company:** **Management Company Phone:**

