

53-227 Kamehameha Highway, Hauula 96717

Status: Sold	MLS#: 201600135	Parcel#: 1-5-3-002-034-0000
List Price: \$1,299,000	Original Price: \$1,450,000	Price Change: \$-151,000
Beds: 4 Baths: 2/0	Year Built: 2013	Remodeled:
Region: Kaneohe	Neighborhood: Punaluu	Building:
Living Sq Ft: 1,554	Other Sq Ft: 276	Total Sq Ft: 2,392
Land Sq Ft: 13,969	Land Tenure: FS - Fee Simple	Lanai Sq Ft: 562
Total Parking: 4	Date Listed: 01-06-2016	Days on Market: 232
View: Mountain, Ocean, Sunrise	Frontage: Ocean, Sandy Beach	Type: Single Family
Assessed Building: \$475,500	Assessed Land: \$611,600	Assessed Value: \$1,087,100
Taxes: \$544 Year: 2015	Maintenance Fee: \$0	Association Fee: \$0
Flood Zone: Zone VE	Stories: One	CPR: No
Condition: Excellent	Parking: 3 Car+, Boat, Carport, Driveway, Street	Zoning : 05 - R-5 Residential District
Close Price: \$1,130,000	Close Date: 08-29-2016	Financing: Cash Concessions:
Elementary:	Middle School:	High School:

Public Remarks: SANDY BEACH FRONT, DUPLEX. With Breathtaking Ocean Views. Recently Built and in Excellent Condition. Great for a Multi Family or live in one and rent the other. The property comes Fully Furnished and Ready to Move-in. There are a total of 4 bedrooms and 2 baths, 2 full kitchens with S.S. Appliances and Granite Countertops, 2 living rooms with a very spacious Lanai, Carport for 4 cars, large Storage rooms and Much more. This peaceful Beach home in Punaluu is Great for Swimming, Snorkeling, Kayaking, fishing and many other beach activities just at your doorstep. "A MUST SEE" **Sale Conditions:** None * [Photos](#), [History](#)

Inclusions: Blinds, Cable TV, Ceiling Fan, Dishwasher, Disposal, Drapes, Dryer, Microwave Hood, Range/Oven, Refrigerator, Smoke Detector, Washer **Amenities:** Patio/Deck, Storage, Wall/Fence **Utilities:** Cable, Internet, Public Water, Septic, Telephone, Water **Construction:** Concrete, Double Wall, Slab, Wood Frame **Lot Features:** Other **Floor:** Ceramic Tile, Hardwood, Marble/Granite **Disclosures:** Property Disclosure Stmt **Land Recorded:** Regular System **Furnished:** Full **Architectural Style:** Duplex **Construction Materials:** Concrete, Double Wall, Slab, Wood Frame **Roof:** Asphalt Shingle, Composition **Flooring:** Ceramic Tile, Hardwood, Marble/Granite **Security Features:** Key, Video **Easements:** Other **Set Backs:** C&C, Special **Special Listing Conditions:** None **Management Company:** Management Company **Phone:**



