

**Pats At Punaluu 53-567 Kamehameha Highway Unit 412, Hauula 96717 Pats At Punaluu**

|                                 |                                    |                                                          |
|---------------------------------|------------------------------------|----------------------------------------------------------|
| Status: Sold                    | MLS#: <a href="#">201702595</a>    | Parcel#: <a href="#">1-5-3-008-002-0060</a>              |
| List Price: \$325,000           | Original Price: \$325,000          | Price Change: \$0                                        |
| Beds: 1   Baths: 1/0            | Year Built: 1975                   | Remodeled: 2005                                          |
| Region: Kaneohe                 | Neighborhood: Punaluu              | Building: Pats At Punaluu                                |
| Living Sq Ft: 726               | Other Sq Ft: 0                     | Total Sq Ft: 812                                         |
| Land Sq Ft: 126,672             | Land Tenure: FS - Fee Simple       | Lanai Sq Ft: 86                                          |
| Total Parking: 1                | Date Listed: 02-13-2017            | Days on Market: 74                                       |
| View: Coastline, Ocean, Sunrise | Frontage: Ocean                    | Type: Condo/Townhouse                                    |
| Assessed Building: \$191,200    | Assessed Land: \$79,000            | Assessed Value: \$270,200                                |
| Taxes: \$79   Year: 2016        | Maintenance Fee: \$774             | Association Fee: \$0                                     |
| Flood Zone: Zone AE             | Stories: 8-14                      | CPR: No                                                  |
| Condition: Excellent            | Parking: Assigned, Guest, Open - 1 | <a href="#">Zoning</a> : 12 - A-2 Medium Density Apartme |
| Close Price: \$320,000          | Close Date: 05-29-2017             | Financing: Cash   Concessions:                           |
| Elementary: Hauula              | Middle School: Kahuku              | High School: Kahuku                                      |

**Public Remarks:** WOW!!! Experience the pleasure of DIRECT OCEAN and SUNRISE VIEWS from this SPECTACULAR one bedroom and one bath OCEAN FRONT suite on the NORTH SHORE of Oahu! Highlights include a BEAUTIFUL kitchen accented with slate countertops and a tumbled marble backsplash, TRAVERTINE floors throughout, skim-coated interior walls with installed baseboards and crown molding, double paned vinyl sliding lanai doors, and MUCH MORE! Take in the sights of SEA TURTLES and the seasonal spouting of HUMPBACK WHALES from the private Lanai. Exercise in the downstairs GYM, swim in the sparkling pool, or enjoy the white SANDY BEACH just steps away: Swim, snorkel, SUP, surf...or simply RELAX! A perfect opportunity as an Island home GETAWAY or a vacation rental investment! Come home and ENJOY the BEAUTY, YOU DESERVE IT! **Sale Conditions:** None \* [Photos](#), [History](#)

**Inclusions:** Ceiling Fan, Dishwasher, Disposal, Drapes, Dryer, Microwave Hood, Range/Oven, Refrigerator, Smoke Detector, Washer **Amenities:** BBQ, Exercise Room, Patio/Deck, Pool on Property, Resident Manager, Security Guard **Utilities:** **Construction:** Concrete **Lot Features:** **Floor:** Marble/Granite **Disclosures:** Property Disclosure Stmt **Land Recorded:** Dual Systems **Furnished:** Full **Architectural Style:** High-Rise 7+ Stories **Construction Materials:** Concrete **Roof:** **Flooring:** Marble/Granite **Security Features:** Key, Keyed Elevator, Security Patrol **Easements:** **Set Backs:** **Special Listing Conditions:** None **Management Company:** Hawaiiana **Management Company Phone:** 808-593-9100