

**Pats at Punaluu 53-567 Kamehameha Highway Unit 3, Hauula 96717 Pats at Punaluu**

|                                        |                                 |                                                          |
|----------------------------------------|---------------------------------|----------------------------------------------------------|
| Status: Sold                           | MLS#: <a href="#">201805285</a> | Parcel#: <a href="#">1-5-3-008-002-0115</a>              |
| List Price: \$498,000                  | Original Price: \$698,000       | Price Change: \$-200,000                                 |
| Beds: 2   Baths: 2/1                   | Year Built: 1975                | Remodeled: 2015                                          |
| Region: Kaneohe                        | Neighborhood: Punaluu           | Building: Pats At Punaluu                                |
| Living Sq Ft: 1,900                    | Other Sq Ft: 0                  | Total Sq Ft: 2,400                                       |
| Land Sq Ft: 126,672                    | Land Tenure: FS - Fee Simple    | Lanai Sq Ft: 500                                         |
| Total Parking: 2                       | Date Listed: 02-28-2018         | Days on Market: 125                                      |
| View: Mountain, Ocean, Sunrise, Sunset | Frontage: Ocean, Sandy Beach    | Type: Condo/Townhouse                                    |
| Assessed Building: \$475,800           | Assessed Land: \$228,500        | Assessed Value: \$704,300                                |
| Taxes: \$206   Year: 2017              | Maintenance Fee: \$2,192        | Association Fee: \$0                                     |
| Flood Zone: Zone AE                    | Stories: Split Level            | CPR: No                                                  |
| Condition: Excellent                   | Parking: Covered - 2            | <a href="#">Zoning</a> : 12 - A-2 Medium Density Apartme |
| Close Price: \$450,000                 | Close Date: 07-20-2018          | Financing: Cash   Concessions:                           |
| Elementary: Hauula                     | Middle School: Kahuku           | High School: Kahuku                                      |

**Public Remarks:** Must Go! Extremely motivated sellers looking for a quick closing and now offering the unit fully furnished! Imagine yourself relaxing in the breeze on your lanai overlooking the gorgeous East Oahu coastline or enjoying the secluded sandy beach below. Whether you're spotting whales spouting out front or enjoying a swim in the clear Hawaiian waters, you'll appreciate every second of it. This tastefully remodeled, split level penthouse is minutes away from grocery stores, top tourist attractions like the Polynesian Cultural Center and Hawaii's most beautiful North Shore beaches. Live in it full time or enjoy an attractive, turn key rental unit. Listed below appraisal value and featured on HGTV's, "Beach Hunters" 1/1/18! **Sale Conditions:** None \* [Photos](#), [History](#)

**Inclusions:** Cable TV, Ceiling Fan, Chandelier, 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, Storage, Trash Chute **Utilities:** **Construction:** Above Ground, Concrete, Double Wall **Lot Features:** **Floor:** Laminate **Disclosures:** Property Disclosure Stmt **Land Recorded:** Land Court **Furnished:** None **Architectural Style:** High-Rise 7+ Stories **Construction Materials:** Above Ground, Concrete, Double Wall **Roof:** **Flooring:** Laminate **Security Features:** Keyed Elevator, Security Patrol, Video **Easements:** **Set Backs:** **Special Listing Conditions:** None **Management Company:** Hawaiiana **Management Company Phone:** 808-593-9100