

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

Status: Sold	MLS#: 201805285	Parcel#: 1-5-3-008-002-0115
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	Zoning : 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

