

53-823 Kamehameha Highway, Hauula 96717

Status: Sold	MLS#: 202121641	Parcel#: 1-5-3-010-019-0000
List Price: \$1,995,000	Original Price: \$1,995,000	Price Change: \$0
Beds: 1 Baths: 1/1	Year Built: 1995	Remodeled: 2018
Region: Kaneohe	Neighborhood: Punaluu	Building:
Living Sq Ft: 1,032	Other Sq Ft: 42	Total Sq Ft: 1,472
Land Sq Ft: 4,530	Land Tenure: FS - Fee Simple	Lanai Sq Ft: 398
Total Parking: 4	Date Listed: 09-14-2021	Days on Market: 110
View: Coastline, Ocean	Frontage: Ocean	Type: Single Family
Assessed Building: \$110,800	Assessed Land: \$660,900	Assessed Value: \$771,700
Taxes: \$256 Year: 2020	Maintenance Fee: \$0	Association Fee: \$0
Flood Zone: Zone VE	Stories: One	CPR: No
Condition: Above Average, Excellent	Parking: 3 Car+, Street	Zoning : 05 - R-5 Residential District
Close Price: \$1,650,000	Close Date: 02-11-2022	Financing: Cash Concessions:
Elementary: Hauula	Middle School: Kahuku	High School: Kahuku

Public Remarks: Immaculate Island-style beachfront cottage, across from Sacred Falls in beautiful Punaluu. Fully remodeled and ready to enjoy. Comes completely furnished and artfully decorated. This area of Oahu feels and looks like the south pacific and Tahiti. Relax and enjoy this spacious and cozy beachfront home with beautiful clear views of the beach, ocean, and Ko'olau Mountain Range. Enjoy a stroll on the sandy beach, and take a dip in the clear blue waters of Punaluu. The home is just 5 minutes away from Brigham Young University, Polynesian Cultural Center, schools, shopping, and restaurants. A legal sea wall surrounds the lot. No neighbor to the right gives a private and open feel. Great for fishing, snorkeling, kayaking, surfing, its abundance of octopus, and more. Punaluu is known for its beauty and slow pace of life. This is a must-see property. Come live the relaxing and simple life Punaluu has to offer! **Sale Conditions:** None * [Photos](#), [History](#)

Inclusions: AC Split, Ceiling Fan, Dryer, Microwave, Range/Oven, Refrigerator, Washer **Amenities:** Patio/Deck **Utilities:** Cesspool, Overhead Electricity, Public Water **Construction:** Double Wall, Wood Frame **Lot Features:** Clear **Floor:** Ceramic Tile **Disclosures:** Property Disclosure Stmt **Land Recorded:** Dual Systems **Furnished:** **Architectural Style:** Detach Single Family **Construction Materials:** Double Wall, Wood Frame **Roof:** Composition **Flooring:** Ceramic Tile **Security Features:** Key **Easements:** None **Set Backs:** C&C **Special Listing Conditions:** None **Management Company:** **Management Company Phone:**

