54-327 Kamehameha Highway Unit 1B, Hauula 96717

Status: Cancelled	MLS#: **202324495**	Parcel#: **1-5-4-003-003-0002**
List Price: $3,768,000	Original Price: $3,768,000	Price Change: $0
Beds: 3 | Baths: 3/1	Year Built: 2008	Remodeled:
Region: Kaneohe	Neighborhood: Hauula	Building: **Deprecated**: str_replace(): Passing null to parameter #3 ($subject) of type array|string is deprecated in **/home/oahure/public_html/PDF_Summary.php** on line **122**
Living Sq Ft: 3,065	Other Sq Ft: **Deprecated**: number_format(): Passing null to parameter #1 ($num) of type float is deprecated in **/home/oahure/public_html/PDF_Summary.php** on line **126** 0	Total Sq Ft: 3,065
Land Sq Ft: 31,091	Land Tenure: FS - Fee Simple	Lanai Sq Ft: **Deprecated**: number_format(): Passing null to parameter #1 ($num) of type float is deprecated in **/home/oahure/public_html/PDF_Summary.php** on line **132** 0
Total Parking: 2	Date Listed: 10-26-2023	Days on Market: 139
View: Coastline, Mountain, Ocean, Sunrise	Frontage: Ocean, Sandy Beach	Type: Single Family
Assessed Building: $534,300	Assessed Land: $1,622,400	Assessed Value: $2,156,700
Taxes: $1,432 | Year: 2023	Maintenence Fee: $327	Association Fee: $0
Flood Zone: Zone AE	Stories: One	CPR: Yes
Condition: Excellent	Parking: 3 Car+, Carport, Driveway	Zoning: 05 - R-5 Residential District
Elementary: Hauula	Middle School: Kahuku	High School: Kahuku

Public Remarks: Wake up to the sound of the ocean right in your back yard! This beautiful single level 3065 sq ft home build in 2008 was constructed to maximize the spectacular ocean views and cool island breezes. Extra high vaulted ceilings give added grandeur to the open living and dining areas. Gaze at the ocean and watch the seabirds fly past as you prepare your meals in the well appointed kitchen. The central AC lets you relax in comfort or you can open the windows and enjoy the cool cross breeze. Extremely convenient location directly across from the Hauula Kai Shopping Center with Dominos, CVS/Longs, Tamura's Market, Hauula Post Office, Papa Ole's Kitchen, and 4 minutes from the famous Polynesian Cultural Center with even more eateries and entertainment. The house is set back far from the main road and Hauula Beachfront community is surrounded on three sides by a beautiful lava rock wall. Come home to paradise. **Sale Conditions:** None * Photos, History

Inclusions: AC Central, Blinds, Ceiling Fan, Chandelier, Dishwasher, Disposal, Drapes, Dryer, Microwave, Range/Oven, Refrigerator, Smoke Detector, Washer, Water Heater **Amenities:** Bedroom on 1st Floor, Full Bath on 1st Floor, Wall/Fence **Utilities:** Gas, Internet, Public Water, Septic, Underground Electricity, Water **Construction:** Concrete, Double Wall, Masonry/Stucco, Slab **Lot Features:** Clear **Floor:** Ceramic Tile, Hardwood **Disclosures:** 1031 Exchange, Property Disclosure Stmt **Land Recorded:** Dual Systems **Furnished:** Full **Architectural Style:** CPR,Detach Single Family **Construction Materials:** Concrete,Double Wall,Masonry/Stucco,Slab **Roof:** Aluminum/Steel **Flooring:** Ceramic Tile,Hardwood **SecurityFeatures:** Key **Easements:** Electric **Set Backs:** C&C,Of Record **Special Listing Conditions:** None **Management Company:** Clark Simpson Miller **Management Company Phone:** 865-315-7505