

Pats At Punaluu 53-567 Kamehameha Highway Unit 204, Hauula 96717 Pats At Punaluu

Status: Cancelled	MLS#: 202407128	Parcel#: 1-5-3-008-002-0020
List Price: \$299,000	Original Price: \$375,000	Price Change: \$-76,000
Beds: 1 Baths: 1/0	Year Built: 1975	Remodeled:
Region: Kaneohe	Neighborhood: Punaluu	Building: Pats At Punaluu
Living Sq Ft: 634	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: 634
Land Sq Ft: 126,672	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: 1	Date Listed: 03-25-2024	Days on Market: 158
View: None	Frontage: 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 141	Type: Condo/Townhouse
Assessed Building: \$292,900	Assessed Land: \$46,800	Assessed Value: \$339,700
Taxes: \$99 Year: 2023	Maintenance Fee: \$930	Association Fee: \$2,216
Flood Zone: Zone X	Stories: 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 156	CPR: No
Condition: Above Average	Parking: Unassigned	Zoning : 12 - A-2 Medium Density Apartme
Elementary:	Middle School:	High School:

Public Remarks: Discover your personal paradise at Pat's in Punaluu Condominium! This charming 634 sqft studio unit is now on the market. The unit comes fully furnished, including 3 twin beds, kitchen appliances, and more. Located in a quiet area with excellent amenities including a private beach, pool, BBQ area, fitness center, 24/7 security, and parking. Just a 10-minute drive from Laie, BYUH, and PCC and 30 minutes to the famous North Shore beaches. This property is undergoing significant improvements, having already completed vital infrastructure updates such as re-piping, wastewater system replacement, and the addition of a new BBQ area. Current construction efforts are focused on spalling/concrete repairs, lanai renovations, and a new boundary wall. These upgrades not only improve the property's appeal but also have the potential to boost its value upon completion. There is an annual assessment of \$26,000 (monthly: \$2,216.67) in addition to the HOA fees of \$929.70. The owner is open to covering the 2024 assessment fees or crediting the equivalent amount to offset closing costs and potentially buying down buyer's interest rates. **Sale Conditions:** None * [Photos](#), [History](#)

Inclusions: Blinds, Ceiling Fan, Drapes, Dryer, Kitchenware, Linens, Microwave, Range Hood, Range/Oven, Refrigerator, Smoke Detector, Washer, Water Heater **Amenities:** BBQ, Community Association Pool, Exercise Room, Resident Manager, Security Guard, Trash Chute **Utilities:**

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 206

Construction: Above Ground, Concrete **Lot Features:**

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 216

Floor: Ceramic Tile **Disclosures:** Property Disclosure Stmt **Land Recorded:** Land Court **Furnished:** Full **Architectural Style:** High-Rise 7+ Stories **Construction Materials:** Above Ground, Concrete **Roof:**

Flooring: Ceramic Tile **Security Features:** Key, Keyed Elevator, Security Patrol, Video **Easements:** Set **Backs:** **Special Listing Conditions:** None **Management Company:** Hawaiiana Management Company

Management Company Phone: 8082032482