54-327 Kamehameha Highway Unit 1B, Hauula 96717

Status: Sold	MLS#: **202407677**	Parcel#: **1-5-4-003-003-0002**
List Price: $4,000,000	Original Price: $3,468,000	Price Change: $532,000
Beds: 3 | Baths: 3/1	Year Built: 2008	Remodeled:
Region: Kaneohe	Neighborhood: Hauula	Building: **Deprecated**: str_replace(): Passing null to parameter #3 ($subject) of type array|string is deprecated in **/home/oahure/public_html/PDF_Summary.php** on line **122**
Living Sq Ft: 3,055	Other Sq Ft: **Deprecated**: number_format(): Passing null to parameter #1 ($num) of type float is deprecated in **/home/oahure/public_html/PDF_Summary.php** on line **126** 0	Total Sq Ft: 3,055
Land Sq Ft: 31,091	Land Tenure: FS - Fee Simple	Lanai Sq Ft: **Deprecated**: number_format(): Passing null to parameter #1 ($num) of type float is deprecated in **/home/oahure/public_html/PDF_Summary.php** on line **132** 0
Total Parking: 4	Date Listed: 04-04-2024	Days on Market: 239
View: Coastline, Garden, 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, Street	Zoning: 05 - R-5 Residential District
Close Price: $2,950,000	Close Date: 07-02-2025	Financing: Cash | Concessions:
Elementary: Hauula	Middle School: Kahuku	High School: Kahuku

Public Remarks: Wake to the soothing rhythmic sounds of the Pacific Ocean in the paradise of Hawaii. This beautiful and rare single level custom home built in 2008 with a 3055 square foot interior was constructed to maximize the unparalleled direct ocean views and cool island breezes. Extra high vaulted ceilings lend added grandeur to the living and dining spaces. This gorgeous and immaculate residence is just waiting for your to move right in. Enjoy the island lifestyle of sipping a mug of Kona coffee while watching the beautiful island sunrise, swimming in the cool Pacific Ocean, counting the stars at night, entertaining your guests with an oceanside BBQ, and exploring all that the island has to offer. The location of this prime beachfront property is extremely convenient directly across from Hauula Kai Shopping Center with Dominos, CVS Long's Drugs, Tamura's Market with their famous fresh from the sea Poke, Hauula Post Office, everyone's favorite Papa Ole's Kitchen, and just a short jaunt to the Polynesian Cultural Center and Laie Shopping Center with even more wonderful island style eateries and entertainment. One or more photos have been enhanced. SEE VIDEO IN REELS **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, Entry, Full Bath on 1st Floor **Utilities:** Gas, Public Water, Septic, Underground Electricity **Construction:** Concrete, Double Wall, Masonry/Stucco, Slab **Lot Features:** Clear **Floor:** Ceramic Tile, Hardwood, Other **Disclosures:** 1031 Exchange, Property Disclosure Stmt **Land Recorded:** Dual Systems **Furnished:** Negotiable **Architectural Style:** CPR,Detach Single Family **Construction Materials:** Concrete,Double Wall,Masonry/Stucco,Slab **Roof:** Aluminum/Steel **Flooring:** Ceramic Tile,Hardwood,Other **SecurityFeatures:** Key **Easements:** Electric **Set Backs:** C&C,Of Record **Special Listing Conditions:** None **Management Company:** Clark Simpson **Management Company Phone:** (865)615-7505