

Pats At Punaluu 53-567 Kamehameha Highway Unit PH4, Hauula 96717 Pats At Punaluu

Status: Active	MLS#: 202618738	Parcel#: 1-5-3-008-002-0116
List Price: \$945,000	Original Price: \$945,000	Price Change: \$0
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: 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: 2,400
Land Sq Ft: 126,672	Land Tenure: FS - Fee Simple	Lanai Sq Ft: 500
Total Parking: 2	Date Listed: 10-08-2026	Days on Market: 1
View: Coastline, Mountain, Ocean, Sunrise, Sunset	Frontage: Ocean, Sandy Beach	Type: Condo/Townhouse
Assessed Building: \$754,500	Assessed Land: \$184,300	Assessed Value: \$938,800
Taxes: \$274 Year: 2025	Maintenance Fee: \$4,373	Association Fee: \$0
Flood Zone: Zone AE	Stories: Two	CPR: No
Condition: Excellent	Parking: Assigned, Covered - 2, Guest, Street	Zoning : 12 - A-2 Medium Density Apartme
Elementary: Hauula	Middle School: Kahuku	High School: Kahuku

Public Remarks: Rare opportunity to purchase this spacious oceanfront penthouse individually or together with the adjacent penthouse, which is also available for sale. Featuring 2 beds, 2.5 baths, an updated kitchen, bathrooms and closets, in-unit washer/dryer, multiple extra-large lanais and unobstructed ocean and mountain views. Recent property improvements include a new wastewater treatment plant, updated landscaping, a lava-rock perimeter security wall, refinished epoxy flooring on the oceanfront lanais, a newly finished parking lot, and exterior painting that is nearing completion. The unit includes 2 assigned parking spaces conveniently located directly in front of the elevator. The 2 PH units offer an exceptional opportunity for extended family, multigenerational living, guests, or side-by-side private residences. May be purchased together for \$1,925,000. Inquire about additional details and refer to MLS #202618737. The HOA is currently pursuing review and appeal options concerning a recent DPP determination involving short-term rental use within the building. No representation or guarantee is made regarding present/ future short-term rental approval, legality, licensing, or transferability **Sale**

Conditions: None * [Photos](#), [History](#)

Inclusions: Blinds, Cable TV, Ceiling Fan, Chandelier, Dishwasher, Disposal, Dryer, Linens, Microwave Hood, Range/Oven, Refrigerator, Smoke Detector, Washer **Amenities:** BBQ, Condo Association Pool, Exercise Room, Patio/Deck, 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: 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, W/W Carpet **Disclosures:** Non Resident Owner, Property Disclosure Stmt **Land Recorded:** Land Court **Furnished:** Negotiable **Architectural Style:** High-Rise 7+ Stories **Construction Materials:** Concrete **Roof:** **Flooring:** Ceramic Tile, W/W Carpet **Security Features:** Card, Key, Keyed Elevator, Security Patrol, Video **Easements:** **Set Backs:** **Special Listing Conditions:** None

Management Company: Avalon **Management Company Phone:** (808) 587-7770