

**53841 Kamehameha Highway, Hauula 96717**

|                                                   |                              |                                                     |
|---------------------------------------------------|------------------------------|-----------------------------------------------------|
| Status: Sold                                      | MLS#: <b><u>2607489</u></b>  | Parcel#: <b><u>1-5-3-013-026-0000</u></b>           |
| List Price: \$918,000                             | Original Price: \$1,289,000  | Price Change: \$-371,000                            |
| Beds: 3   Baths: 1/1                              | Year Built: 1953             | Remodeled:                                          |
| Region: Kaneohe                                   | Neighborhood: Hauula         | Building:                                           |
| Living Sq Ft: 1,080                               | Other Sq Ft: 0               | Total Sq Ft: 1,080                                  |
| Land Sq Ft: 6,983                                 | Land Tenure: FS - Fee Simple | Lanai Sq Ft: 0                                      |
| Total Parking: 0                                  | Date Listed: 04-18-2006      | Days on Market: 161                                 |
| View: Coastline, Garden, Mountain, Ocean, Sunrise | Frontage: Ocean, Waterfront  | Type: Single Family                                 |
| Assessed Building: \$67,200                       | Assessed Land: \$703,700     | Assessed Value: \$770,900                           |
| Taxes: \$228   Year: 2006                         | Maintenance Fee: \$0         | Association Fee: \$0                                |
| Flood Zone: Zone V                                | Stories: One                 | CPR: No                                             |
| Condition: Above Average                          | Parking: 1 Car, Garage       | <b><u>Zoning:</u></b> 05 - R-5 Residential District |
| Close Price: \$918,000                            | Close Date: 10-24-2006       | Financing: Conventional   Concessions:              |
| Elementary: Hauula                                | Middle School: Kahuku        | High School: Kahuku                                 |

**Public Remarks:** Best priced oceanfront on the Windward Coast! Australian blkwood hrdwood flooring, custom built-in entertainment center, secure seawall and a tropically landscaped yard are a few of the captivating features in this extremely well-maintained home. Situated amongst art galleries, the mtns and the sea, a wonderful 2nd home, artist's retreat, w/ vacation rental potential along a white, sandy beach awaits. **Sale Conditions:** \* [Photos](#), [History](#)

**Inclusions:** AC Window Unit, Auto Garage Door Opener, Book Shelves, Cable TV, Ceiling Fan, Convection Oven, Dryer, Range/Oven, Refrigerator, Security System, Smoke Detector, Washer **Amenities:** Entry, Landscaped, Wall/Fence **Utilities:** Cable, Cesspool, Overhead Electricity, Public Water, Telephone **Construction:** Masonry/Stucco, Single Wall, Wood Frame **Lot Features:** Clear **Floor:** Ceramic Tile **Disclosures:** None **Land Recorded:** Land Court **Furnished:** Partial **Architectural Style:** Detach Single Family **Construction Materials:** Masonry/Stucco, Single Wall, Wood Frame **Roof:** Asphalt Shingle **Flooring:** Ceramic Tile **Security Features:** Key **Easements:** Other **Set Backs:** Of Record **Special Listing Conditions:** **Management Company:** **Management Company Phone:**



