

Pats At Punaluu 53567 Kamehameha Highway Unit RPH3, Hauula 96717 Pats At Punaluu

Status: Expired	MLS#: 2608807	Parcel#: 1-5-3-008-002-0115
List Price: \$1,450,000	Original Price: \$1,450,000	Price Change: \$0
Beds: 2 Baths: 2/1	Year Built: 1975	Remodeled:
Region: Kaneohe	Neighborhood: Punaluu	Building: Pats At Punaluu
Living Sq Ft: 1,900	Other Sq Ft: 0	Total Sq Ft: 2,400
Land Sq Ft: 126,659	Land Tenure: FS - Fee Simple	Lanai Sq Ft: 500
Total Parking: 2	Date Listed: 05-08-2006	Days on Market: 348
View: Mountain, Ocean, Sunrise, Sunset	Frontage: Ocean, Sandy Beach	Type: Condo/Townhouse
Assessed Building: \$318,900	Assessed Land: \$208,900	Assessed Value: \$527,800
Taxes: \$128 Year: 2006	Maintenance Fee: \$1,684	Association Fee: \$0
Flood Zone: Zone V	Stories:	CPR: No
Condition: Excellent	Parking: Covered - 2	Zoning:
Elementary: Hauula	Middle School: Kahuku	High School: Kahuku

Public Remarks: FEE SIMPLE!! VACATION RENTALS ALLOWED!! Royal Penthouse #3. Never before offered on the market. Direct beach front, split level, renovated kitchen, with 4 sparate lanais. 1900 sq. ft. under roof. Spectacular ocean and mountain views. Two bedroom suites on top level. The building is undergoing a face lift which should be completed this Fall. Includes 2 covered parking stalls near elevator. **Sale Conditions:** * [Photos](#), [History](#)

Inclusions: Blinds, Book Shelves, Cable TV, Convection Oven, Dishwasher, Disposal, Dryer, Kitchenware, Linens, Microwave, Other, Range/Oven, Refrigerator, Smoke Detector, Washer **Amenities:** BBQ, Exercise Room, Meeting Room, Patio/Deck, Pool on Property, Resident Manager, Security Guard, Trash Chute **Utilities:** **Construction:** Concrete **Lot Features:** **Floor:** Ceramic Tile, Vinyl, W/W Carpet **Disclosures:** Property Disclosure Stmt **Land Recorded:** Land Court **Furnished:** **Architectural Style:** High-Rise 7+ Stories **Construction Materials:** Concrete **Roof:** **Flooring:** Ceramic Tile, Vinyl, W/W Carpet **SecurityFeatures:** Keyed Elevator, Security Patrol, Video **Easements:** **Set Backs:** **Special Listing Conditions:** **Management Company:** Hawaiiana **Management Company Phone:** 593-9100