

Pats At Punaluu 53-567 Kamehameha Highway Unit 8, Hauula 96717 * Pats At Punaluu *

\$450,000

Sold Price: \$475,000	Sold Date: 06-06-2019	Sold Ratio: 106%
Beds: 3	MLS#: <u>201907338</u>, FS	Year Built: 1975
Bath: 2/0	Status: Sold	Remodeled: 2018
Living Sq. Ft.: 1,408	List Date & DOM: 03-13-2019 & 52	Total Parking: 1
Land Sq. Ft.: 126,672	Condition: Above Average, Excellent	Assessed Value
Lanai Sq. Ft.: 260	Frontage: Ocean, Sandy Beach	Building: \$465,800
Sq. Ft. Other: 0	Tax/Year: \$152/2018	Land: \$172,500
Total Sq. Ft. 1,668	Neighborhood: Punaluu	Total: \$638,300
Maint./Assoc. \$1,712 / \$0	Flood Zone : Zone AE - Tool	Stories / CPR: Split Level, 8-14 / No
Parking: Covered - 1	Frontage: Ocean, Sandy Beach	

[Zoning](#): **12 - A-2 Medium Density Apartme**

View: **Coastline, Mountain, Ocean, Sunrise**

Public Remarks: Live Auction on 04/18! Bidding from \$450k! Pats at Punaluu Penthouse 3 bed, 2 bath condo fronting a sandy beach along Oahu's eastern shore. Building allows short term rentals. This 2 story unit features 3 lanais. Wake up to sunrises off the ocean and enjoy sunsets out the back over the Koolau Mountains. Building amenities include a BBQ area, swimming pool and fitness center. Enjoy the feeling of a south Pacific getaway, yet be able to jump in a car and have access to Honolulu city life an hour a way. The best of both worlds! Lots of options for an investor, 2nd home owner or owner occupant. What a deal compared to much smaller condos in Waikiki for the same price! **Sale Conditions:** None **Schools:** [Hauula](#), [Kahuku](#), [Kahuku](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)





Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
53-567 Kamehameha Highway 8	\$450,000	3 & 2/0	1,408 \$320	126,672 \$4	260	42%	8	52

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
53-567 Kamehameha Highway 8	\$152 \$1,712 \$0	\$172,500	\$465,800	\$638,300	70%	1975 & 2018

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
53-567 Kamehameha Highway 8	\$475,000	06-06-2019	106%	106%	Cash

[53-567 Kamehameha Highway 8](#) - MLS#: [201907338](#) - Live Auction on 04/18! Bidding from \$450k! Pats at Punaluu Penthouse 3 bed, 2 bath condo fronting a sandy beach along Oahu's eastern shore. Building allows short term rentals. This 2 story unit features 3 lanais. Wake up to sunrises off the ocean and enjoy sunsets out the back over the Koolau Mountains. Building amenities include a BBQ area, swimming pool and fitness center. Enjoy the feeling of a south Pacific getaway, yet be able to jump in a car and have access to Honolulu city life an hour a way. The best of both worlds! Lots of options for an investor, 2nd home owner or owner occupant. What a deal compared to much smaller condos in Waikiki for the same price!

Region: Kaneohe **Neighborhood:** Punaluu **Condition:** Above Average, Excellent **Parking:** Covered - 1 **Total Parking:** 1 **View:** Coastline, Mountain, Ocean, Sunrise **Frontage:** Ocean, Sandy Beach **Pool:** **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** [Hauula](#), [Kahuku](#), [Kahuku](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number