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#: **201907338, 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