Makaua Village 51-636 Kamehameha Highway Unit 526, Kaaawa 96730 * Makaua Village * $339,500 * Originally $360,000

Sold Price: $310,000	Sold Date: 11-06-2019	Sold Ratio: 91%
Beds: **0**	MLS#: **201917281, FS**	Year Built: **1973**
Bath: **1/0**	Status: **Sold**	Remodeled:
Living Sq. Ft.: **537**	List Date & DOM: **06-17-2019** & **77**	Total Parking: **1**
Land Sq. Ft.: **0**	Condition: **Above Average**	Assessed Value
Lanai Sq. Ft.: **51**	Frontage: **Other**	Building: **$0**
Sq. Ft. Other: **0**	Tax/Year: **$39/2019**	Land: **$192,100**
Total Sq. Ft. **588**	Neighborhood: **Kaaawa**	Total: **$281,600**
Maint./Assoc. **$470 / $0**	Flood Zone: **Zone X - Tool**	Stories / CPR: **Split Level / No**
Parking: **Assigned, Guest**	Frontage: **Other**	
Zoning: **05 - R-5 Residential District**	View: **Coastline, Mountain, Ocean, Sunrise**	

Public Remarks: NEW PRICE on this unobstructed OCEAN VIEW unit on the serene windward side of the island, right by Crouching Lion hike. This remodeled studio unit has a bonus loft, perfect for separating your bedroom from your living room. Don't forget your pets - it's a pet-friendly community too! Wonderful investment - retire with the sounds of the ocean. One parking stall included and this community has its own private waste water treatment center on site, included in the maintenance fees. The saltwater pool and BBQ's are perfect for family gatherings. This property is less than 10 minutes away from the iconic Kualoa Ranch (where Jurassic Park was filmed!). Slow down and relax into your little piece of paradise at Makaua Village. **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info




Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	Lanai	Occ.	FL	DOM
51-636 Kamehameha Highway 526	**$339,500**	0 & 1/0	537 | $632	0 | $inf	51	53%	2	77

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
51-636 Kamehameha Highway 526	$39 | $470 | $0	$192,100	$0	$281,600	121%	1973 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
51-636 Kamehameha Highway 526	$310,000	11-06-2019	91%	86%	Conventional

51-636 Kamehameha Highway 526 - MLS#: 201917281 - Original price was $360,000 - NEW PRICE on this unobstructed OCEAN VIEW unit on the serene windward side of the island, right by Crouching Lion hike. This remodeled studio unit has a bonus loft, perfect for separating your bedroom from your living room. Don't forget your pets - it's a pet-friendly community too! Wonderful investment - retire with the sounds of the ocean. One parking stall included and this community has its own private waste water treatment center on site, included in the maintenance fees. The saltwater pool and BBQ's are perfect for family gatherings. This property is less than 10 minutes away from the iconic Kualoa Ranch (where Jurassic Park was filmed!). Slow down and relax into your little piece of paradise at Makaua Village. **Region:** Kaneohe **Neighborhood:** Kaaawa **Condition:** Above Average **Parking:** Assigned, Guest **Total Parking:** 1 **View:** Coastline, Mountain, Ocean, Sunrise **Frontage:** Other **Pool: Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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