Pats At Punaluu 53-567 Kamehameha Highway Unit R2, Hauula 96717 * Pats At Punaluu * $345,000

Sold Price: $345,000	Sold Date: 07-17-2020	Sold Ratio: 100%
Beds: **0**	MLS#: **202002904, FS**	Year Built: **1971**
Bath: **1/0**	Status: **Sold**	Remodeled: **2020**
Living Sq. Ft.: **474**	List Date & DOM: **02-10-2020** & **43**	Total Parking: **1**
Land Sq. Ft.: **126,672**	Condition: **Above Average**	Assessed Value
Lanai Sq. Ft.: **100**	Frontage: **Ocean, Sandy Beach**	Building: **$93,600**
Sq. Ft. Other: **0**	Tax/Year: **$61/2019**	Land: **$94,800**
Total Sq. Ft. **574**	Neighborhood: **Punaluu**	Total: **$188,400**
Maint./Assoc. **$779 / $0**	Flood Zone: **Zone VE - Tool**	Stories / CPR: **One / No**
Parking: **Assigned, Guest, Open - 1**	Frontage: **Ocean, Sandy Beach**	
Zoning: **12 - A-2 Medium Density Apartme**	View: **Mountain, Ocean, Sunrise**	

Public Remarks: BEST OF THE BEST! Beachfront cottage in the BEST location in the complex. Beautifully upgraded end unit overlooking large green area and Ocean rather than looking directly at neighbors. Large Screened lanai/patio area is great for indoor/outdoor "Island Style" Beachfront living. Shown as a large studio but desirable floor plan allows three separate areas for living, sleeping and entertaining. You will love it. Only 2 previous times this PRIME TIME special cottage has been available to purchase in the past 35 years. A very rare opportunity! **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 R2	$345,000	0 & 1/0	474 | $728	126,672 | $3	100	42%	1	43

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
53-567 Kamehameha Highway R2	$61 | $779 | $0	$94,800	$93,600	$188,400	183%	1971 & 2020

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
53-567 Kamehameha Highway R2	$345,000	07-17-2020	100%	100%	Cash

53-567 Kamehameha Highway R2 - MLS#: 202002904 - BEST OF THE BEST! Beachfront cottage in the BEST location in the complex. Beautifully upgraded end unit overlooking large green area and Ocean rather than looking directly at neighbors. Large Screened lanai/patio area is great for indoor/outdoor "Island Style" Beachfront living. Shown as a large studio but desirable floor plan allows three separate areas for living, sleeping and entertaining. You will love it. Only 2 previous times this PRIME TIME special cottage has been available to purchase in the past 35 years. A very rare opportunity! **Region:** Kaneohe **Neighborhood:** Punaluu **Condition:** Above Average **Parking:** Assigned, Guest, Open - 1 **Total Parking:** 1 **View:** 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