

Pats At Punaluu 53-567 Kamehameha Highway Unit 309, Hauula 96717 * Pats At Punaluu *

\$340,000

Sold Price: \$330,000	Sold Date: 07-14-2021	Sold Ratio: 97%
Beds: 1	MLS#: 202108496, FS	Year Built: 1975
Bath: 1/0	Status: Sold	Remodeled:
Living Sq. Ft.: 800	List Date & DOM: 04-06-2021 & 56	Total Parking: 1
Land Sq. Ft.: 126,672	Condition: Average	Assessed Value
	Ocean, Sandy	
Lanai Sq. Ft.: 240	Frontage: Beach, Waterfront	Building: \$231,700
Sq. Ft. Other: 0	Tax/Year: \$81/2021	Land: \$46,100
Total Sq. Ft. 1,040	Neighborhood: Punaluu	Total: \$277,800
Maint./Assoc. \$942 / \$0	Flood Zone : Zone AE - Tool	Stories / CPR: / No
Parking: Assigned, Street	Frontage: Ocean, Sandy Beach, Waterfront	
Zoning : 12 - A-2 Medium Density Apartme	View: Coastline, Ocean, Sunrise	

Public Remarks: This is the Pat's unit you've been waiting for! Unobstructed ocean view and no lanai neighbor on your left side. 800 square feet with a 240 square foot lanai. Owner-occupied since 2016 and it shows. . Updated floors and more. Amenities include a gym and sauna that is being updated now! There is a beachfront pool and a large beachfront lawn. This is Hawaii beachfront living at an amazing price. **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
53-567 Kamehameha Highway 309	\$340,000	1 & 1/0	800 \$425	126,672 \$3	240	13%	3	56

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
53-567 Kamehameha Highway 309	\$81 \$942 \$0	\$46,100	\$231,700	\$277,800	122%	1975 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
53-567 Kamehameha Highway 309	\$330,000	07-14-2021	97%	97%	Conventional

[53-567 Kamehameha Highway 309](#) - MLS#: [202108496](#) - This is the Pat's unit you've been waiting for! Unobstructed ocean view and no lanai neighbor on your left side. 800 square feet with a 240 square foot lanai. Owner-occupied since 2016 and it shows. . Updated floors and more. Amenities include a gym and sauna that is being updated now! There is a beachfront pool and a large beachfront lawn. This is Hawaii beachfront living at an amazing price. **Region:** Kaneohe **Neighborhood:** Punaluu **Condition:** Average **Parking:** Assigned, Street **Total Parking:** 1 **View:** Coastline, Ocean, Sunrise **Frontage:** Ocean,Sandy Beach,Waterfront **Pool:** **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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