Pats at Punaluu 53-567 Kamehameha Highway Unit BL110, Hauula 96717 * Pats at Punaluu * $260,000

Sold Price: $260,000	Sold Date: 06-30-2021	Sold Ratio: 100%
Beds: **0**	MLS#: **202109542, FS**	Year Built: **1973**
Bath: **1/0**	Status: **Sold**	Remodeled: **2012**
Living Sq. Ft.: **550**	List Date & DOM: **04-20-2021** & **7**	Total Parking: **1**
Land Sq. Ft.: **126,672**	Condition: **Fair**	Assessed Value
Lanai Sq. Ft.: **128**	Frontage: **Ocean, Sandy Beach, Waterfront**	Building: **$197,400**
Sq. Ft. Other: **0**	Tax/Year: **$75/2020**	Land: **$34,600**
Total Sq. Ft. **678**	Neighborhood: **Punaluu**	Total: **$232,000**
Maint./Assoc. **$695 / $0**	Flood Zone: **Zone AE - Tool**	Stories / CPR: **8-14 / No**
Parking: **Assigned, Guest**	Frontage: **Ocean, Sandy Beach, Waterfront**	
Zoning: **12 - A-2 Medium Density Apartme**	View: **Ocean**	

Public Remarks: Affordable Beachfront living in Hawaii! Here's your perfect opportunity to own a beachfront condo in one of the most beautiful places on earth at an affordable price! Located on Oahu's Windward side, Pat's at Punalu'u provides a quiet and serene atmosphere just a short 40 minute drive from the hustle & bustle of Waikiki and Honolulu. Incredible ocean views, uncrowded white sand beaches...swim, snorkel, kayak, stand up paddle board right in your back yard or just laze around the pool! Enjoy the true lifestyle of Hawaii at an affordable rate. Property amenities include pool, exercise room, barbecue area, parking and 24 hour security. 1/Bed 1/Bath ground floor unit provides the unique ability to walk out your door and on to the beach...No Elevators! **Sale Conditions:** None **Schools:** Kaaawa, 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 BL110	$260,000	0 & 1/0	550 | $473	126,672 | $2	128	13%	1	7

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
53-567 Kamehameha Highway BL110	$75 | $695 | $0	$34,600	$197,400	$232,000	112%	1973 & 2012

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
53-567 Kamehameha Highway BL110	$260,000	06-30-2021	100%	100%	Conventional

53-567 Kamehameha Highway BL110 - MLS#: 202109542 - Affordable Beachfront living in Hawaii! Here's your perfect opportunity to own a beachfront condo in one of the most beautiful places on earth at an affordable price! Located on Oahu's Windward side, Pat's at Punalu'u provides a quiet and serene atmosphere just a short 40 minute drive from the hustle & bustle of Waikiki and Honolulu. Incredible ocean views, uncrowded white sand beaches...swim, snorkel, kayak, stand up paddle board right in your back yard or just laze around the pool! Enjoy the true lifestyle of Hawaii at an affordable rate. Property amenities include pool, exercise room, barbecue area, parking and 24 hour security. 1/Bed 1/Bath ground floor unit provides the unique ability to walk out your door and on to the beach...No Elevators! **Region:** Kaneohe **Neighborhood:** Punaluu **Condition:** Fair **Parking:** Assigned, Guest **Total Parking:** 1 **View:** Ocean **Frontage:** Ocean,Sandy Beach,Waterfront **Pool: Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** Kaaawa, Kahuku, Kahuku * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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