Pats At Punaluu 53-567 Kamehameha Highway Unit 101, Hauula 96717 * Pats At Punaluu * $197,500 * Originally $220,000

Sold Price: $195,000	Sold Date: 08-27-2021	Sold Ratio: 99%
Beds: **1**	MLS#: **202113206, FS**	Year Built: **1975**
Bath: **1/0**	Status: **Sold**	Remodeled: **2013**
Living Sq. Ft.: **468**	List Date & DOM: **05-28-2021** & **43**	Total Parking: **1**
Land Sq. Ft.: **126,672**	Condition: **Above Average**	Assessed Value
Lanai Sq. Ft.: **85**	Frontage:	Building: **$94,300**
Sq. Ft. Other: **0**	Tax/Year: **$64/2015**	Land: **$59,300**
Total Sq. Ft. **553**	Neighborhood: **Punaluu**	Total: **$153,600**
Maint./Assoc. **$695 / $0**	Flood Zone: **Zone AE - Tool**	Stories / CPR: **One / No**
Parking: **Open - 1, Unassigned**	Frontage:	
Zoning: **12 - A-2 Medium Density Apartme**	View: **None**	

Public Remarks: Steps away from the sandy Punaluu beach. Remodeled in 2013 with ceramic flooring and bath, upgraded cabinets and appliances. Great investment property. Tenant occupied - month to month. Other fees of $255. include $42.12 for Reserve Contribution & $212.80 Special Assessment. Seller to complete 1031 exchange at no cost to Buyer. **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 101	**$197,500**	1 & 1/0	468 | $422	126,672 | $2	85	42%	1	43

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
53-567 Kamehameha Highway 101	$64 | $695 | $0	$59,300	$94,300	$153,600	129%	1975 & 2013

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
53-567 Kamehameha Highway 101	$195,000	08-27-2021	99%	89%	Conventional

53-567 Kamehameha Highway 101 - MLS#: 202113206 - Original price was $220,000 - Steps away from the sandy Punaluu beach. Remodeled in 2013 with ceramic flooring and bath, upgraded cabinets and appliances. Great investment property. Tenant occupied - month to month. Other fees of $255. include $42.12 for Reserve Contribution & $212.80 Special Assessment. Seller to complete 1031 exchange at no cost to Buyer. **Region:** Kaneohe **Neighborhood:** Punaluu **Condition:** Above Average **Parking:** Open - 1, Unassigned **Total Parking:** 1 **View:** None **Frontage: 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