Pats At Punaluu 53-567 Kamehameha Highway Unit 209, Hauula 96717 * Pats At Punaluu * $385,000

Sold Price: $390,000	Sold Date: 09-17-2021	Sold Ratio: 101%
Beds: **1**	MLS#: **202119259, FS**	Year Built: **1975**
Bath: **1/0**	Status: **Sold**	Remodeled: **2019**
Living Sq. Ft.: **800**	List Date & DOM: **07-22-2021** & **7**	Total Parking: **1**
Land Sq. Ft.: **126,672**	Condition: **Above Average, Excellent**	Assessed Value
Lanai Sq. Ft.: **128**	Frontage: **Ocean, Other, Sandy Beach, Waterfront**	Building: **$228,100**
Sq. Ft. Other: **0**	Tax/Year: **$90/2020**	Land: **$46,100**
Total Sq. Ft. **928**	Neighborhood: **Punaluu**	Total: **$274,200**
Maint./Assoc. **$949 / $0**	Flood Zone: **Zone AE - Tool**	Stories / CPR: **One / No**
Parking: **Assigned, Guest, Open - 1**		Frontage: **Ocean, Other, Sandy Beach, Waterfront**
Zoning: **12 - A-2 Medium Density Apartme**		View: **Mountain, Ocean, Sunrise**

Public Remarks: Enjoy beautiful UNOBSTRUCTED OCEAN and SUNRISE VIEWS from this large 1-bedroom unit in Pats at Punalu'u. Gorgeous beachfront condo with a spacious lanai to kick back, relax, and take in paradise. Just a few steps across the lawn and you'll arrive at sandy beaches that span for miles. This unit has been tastefully remodeled in 2019 and comes fully furnished with quality furniture. Excellent, turnkey investment opportunity at an unbeatable price. **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 209	$385,000	1 & 1/0	800 | $481	126,672 | $3	128	42%	2	7

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
53-567 Kamehameha Highway 209	$90 | $949 | $0	$46,100	$228,100	$274,200	140%	1975 & 2019

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
53-567 Kamehameha Highway 209	$390,000	09-17-2021	101%	101%	Conventional

53-567 Kamehameha Highway 209 - MLS#: 202119259 - Enjoy beautiful UNOBSTRUCTED OCEAN and SUNRISE VIEWS from this large 1-bedroom unit in Pats at Punalu'u. Gorgeous beachfront condo with a spacious lanai to kick back, relax, and take in paradise. Just a few steps across the lawn and you'll arrive at sandy beaches that span for miles. This unit has been tastefully remodeled in 2019 and comes fully furnished with quality furniture. Excellent, turnkey investment opportunity at an unbeatable price. **Region:** Kaneohe **Neighborhood:** Punaluu **Condition:** Above Average, Excellent **Parking:** Assigned, Guest, Open - 1 **Total Parking:** 1 **View:** Mountain, Ocean, Sunrise **Frontage:** Ocean,Other,Sandy Beach,Waterfront **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