

Pats at Punaluu 53-567 Kamehameha Highway Unit BH-215, Hauula 96717 Pats at Punaluu

Status: Active	MLS#: 202324537	Parcel#: 1-5-3-008-002-0031
List Price: \$399,000	Original Price: \$399,000	Price Change: \$0
Beds: 1 Baths: 1/0	Year Built: 1975	Remodeled:
Region: Kaneohe	Neighborhood: Punaluu	Building: Pats At Punaluu
Living Sq Ft: 726	Other Sq Ft: Deprecated: number_format(): Passing null to parameter #1 (\$num) of type float is deprecated in /home/oahure/public_html/PDF_Summary.php on line 126 0	Total Sq Ft: 854
Land Sq Ft: Deprecated: number_format(): Passing null to parameter #1 (\$num) of type float is deprecated in /home/oahure/public_html/PDF_Summary.php on line 130 0	Land Tenure: FS - Fee Simple	Lanal Sq Ft: 128
Total Parking: 1	Date Listed: 10-26-2023	Days on Market: 455
View: Coastline, Ocean	Frontage: Ocean, Sandy Beach	Type: Condo/Townhouse
Assessed Building: \$434,300	Assessed Land: \$62,400	Assessed Value: \$496,700
Taxes: \$145 Year: 2024	Maintenance Fee: \$1,238	Association Fee: \$0
Flood Zone: Zone VE	Stories: 8-14	CPR: No
Condition: Fair	Parking: Assigned, Guest, Open - 1	Zoning: 12 - A-2 Medium Density Apartme
Elementary:	Middle School:	High School:

Public Remarks: This is a DISTRESSED SHORT SALE! Don't miss your chance to own an oceanfront condo at Pat's at Punaluu, where you can fall asleep and wake up to the soothing sound of the ocean waves and enjoy the beach lifestyle right outside your door. This is your opportunity to live in paradise! This oceanfront condo at Pat's at Punaluu is a fantastic opportunity! Located just steps away from a pristine white sandy beach, it's the perfect place to enjoy your favorite activities like swimming, snorkeling, fishing, kayaking, and paddle-boarding. Situated on Windward Oahu, as it's close to attractions like the Polynesian Cultural Center, Brigham Young University, Laie, and the North Shore. Plus, there's additional storage for your paddle-boards and kayaks, making it easy to enjoy water sports in a prime location. 20K Assessment is owed plus 2024 35K Assessment. Lender approved 442,338.72 Net proceeds **Sale Conditions:** Short Sale * [Photos](#), [History](#)

Inclusions: None **Amenities:** BBQ, Condo Association Pool, Exercise Room, Meeting Room, Pool on Property, Security Guard, Trash Chute **Utilities:**
Deprecated: str_replace(): Passing null to parameter #3 (\$subject) of type array|string is deprecated in /home/oahure/public_html/PDF_Summary.php on line **206**
Construction: Concrete **Lot Features:**
Deprecated: str_replace(): Passing null to parameter #3 (\$subject) of type array|string is deprecated in /home/oahure/public_html/PDF_Summary.php on line **216**
Floor: Ceramic Tile, W/W Carpet **Disclosures:** Lender Approval Required, Property Disclosure Stmt
Land Recorded: Land Court **Furnished:** Negotiable **Architectural Style:** High-Rise 7+ Stories
Construction Materials: Concrete **Roof:** Flooring: Ceramic Tile,W/W Carpet **SecurityFeatures:** Key,Keyed Elevator,Security Patrol,Video **Easements:** **Set Backs:** **Special Listing Conditions:** Short Sale **Management Company:** Hawaiiiana **Management Company Phone:** 808-593-9100