

**Pats At Punaluu 53-567 Kamehameha Highway Unit 114, Hauula 96717 \* Pats At Punaluu \***

**\$450,000**

Beds: **1**  
Bath: **1/0**  
Living Sq. Ft.: **726**  
Land Sq. Ft.: **126,672**  
Lanai Sq. Ft.: **128**  
Sq. Ft. Other: **0**  
Total Sq. Ft. **854**  
Maint./Assoc. **\$1,069 / \$0**  
Parking: **Assigned**  
**Zoning: 12 - A-2 Medium Density Apartme**

MLS#: **202326410, FS**  
Status: **Active**  
List Date & DOM: **12-04-2023 & 155**  
Condition: **Average**  
Frontage: **Ocean, Sandy Beach**  
Tax/Year: **\$116/2023**  
Neighborhood: **Punaluu**  
**Flood Zone: Zone X - Tool**

Year Built: **1975**  
Remodeled: **2020**  
Total Parking: **1**  
**Assessed Value**  
Building: **\$333,700**  
Land: **\$62,400**  
Total: **\$396,100**  
Stories / CPR: **One / No**  
Frontage: **Ocean, Sandy Beach**  
View: **Ocean**

**Public Remarks:** Enjoy oceanfront living in this fully furnished condo. The unit is conveniently located close to a breathtaking beach, the association pool, and the newly renovated weightroom. Partially renovated in 2020, the unit has new vinyl plank flooring throughout. The kitchen and bathroom await your inspiration. Located close to BYU-Hawaii, the Polynesian Cultural Center, and the world famous North Shore. The building is in the final stages of extensive renovations, including a new sewage treatment system, new plumbing, and spalling repair. The annual assessment for 2024 will be \$35,450, due in monthly installments of \$2954.17. The Seller is motivated, so bring your best offers. **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
<a href="#">53-567 Kamehameha Highway 114</a>	<a href="#">\$450,000</a>	1 & 1/0	726   \$620	126,672   \$4	128	13%	1	155

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">53-567 Kamehameha Highway 114</a>	\$116   \$1,069   \$0	\$62,400	\$333,700	\$396,100	114%	1975 & 2020

[53-567 Kamehameha Highway 114](#) - MLS#: [202326410](#) - Enjoy oceanfront living in this fully furnished condo. The unit is conveniently located close to a breathtaking beach, the association pool, and the newly renovated weightroom. Partially renovated in 2020, the unit has new vinyl plank flooring throughout. The kitchen and bathroom await your inspiration. Located close to BYU-Hawaii, the Polynesian Cultural Center, and the world famous North Shore. The building is in the final stages of extensive renovations, including a new sewage treatment system, new plumbing, and spalling repair. The annual assessment for 2024 will be \$35,450, due in monthly installments of \$2954.17. The Seller is motivated, so bring your best offers. **Region:** Kaneohe **Neighborhood:** Punaluu **Condition:** Average **Parking:** Assigned **Total Parking:** 1 **View:** Ocean **Frontage:** Ocean,Sandy Beach **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