

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

\$450,000

| | | |
|---|---|--------------------------------|
| Beds: 1 | MLS#: 202326410, FS | Year Built: 1975 |
| Bath: 1/0 | Status: Active | Remodeled: 2020 |
| Living Sq. Ft.: 726 | List Date & DOM: 12-04-2023 & 156 | Total Parking: 1 |
| Land Sq. Ft.: 126,672 | Condition: Average | Assessed Value |
| Lanai Sq. Ft.: 128 | Frontage: Ocean, Sandy Beach | Building: \$333,700 |
| Sq. Ft. Other: 0 | Tax/Year: \$116/2023 | Land: \$62,400 |
| Total Sq. Ft. 854 | Neighborhood: Punaluu | Total: \$396,100 |
| Maint./Assoc. \$1,069 / \$0 | Flood Zone : Zone X - Tool | Stories / CPR: One / No |
| Parking: Assigned | Frontage: Ocean, Sandy Beach | |
| Zoning : 12 - A-2 Medium Density Apartme | 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 |
|---|---------------------------|----------|---------------|---------------|-------|------|----|-----|
| 53-567 Kamehameha Highway 114 | \$450,000 | 1 & 1/0 | 726 \$620 | 126,672 \$4 | 128 | 13% | 1 | 156 |

| Address | Tax Maint. Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|---|-----------------------|---------------|-------------------|----------------|-------|------------------|
| 53-567 Kamehameha Highway 114 | \$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