

Pats At Punaluu 53-567 Kamehameha Highway Unit 508, Hauula 96717 * Pats At Punaluu *

\$438,000

Beds: 1	MLS#: 202406206, FS	Year Built: 1975
Bath: 1/0	Status: Active	Remodeled:
Living Sq. Ft.: 524	List Date & DOM: 03-11-2024 & 58	Total Parking: 1
Land Sq. Ft.: 126,672	Condition: Excellent	Assessed Value
Lanai Sq. Ft.: 88	Frontage: Ocean, Sandy Beach	Building: \$269,400
Sq. Ft. Other: 0	Tax/Year: \$92/2023	Land: \$46,800
Total Sq. Ft. 612	Neighborhood: Punaluu	Total: \$316,200
Maint./Assoc. \$930 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: 8-14 / No
Parking: Open - 1	Frontage: Ocean, Sandy Beach	
Zoning : 12 - A-2 Medium Density Apartme	View: Coastline, Ocean	

Public Remarks: *SPECIAL ASSESSMENT PAID OFF IN FULL*Welcome to your slice of paradise at Pat's at Punaluu, an oceanfront haven nestled on the tranquil windward side of Oahu. Step into a world where waking up to the crashing waves is your daily reality, offering the effortless beach life you've always envisioned. This exclusive high floor renovated condo boasts breathtaking views that paint the perfect backdrop for a lifestyle of pure relaxation. Indulge in the pleasures of an on-site gym designed for your wellness routine and a sparkling oceanfront pool inviting you for a swim under the Hawaiian sun. Unwind amidst the ocean breeze & end each day with a beachfront BBQ. As an added bonus, this property is undergoing transformative enhancements, already completing vital infrastructure updates such as re-piping, wastewater system replacement, and rejuvenating the beachfront BBQ area. Currently underway are further improvements focusing on spalling/concrete, lanai repair, and a new boundary wall contributing not just to the property's allure but also promising a substantial increase in its value upon completion. **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 508	\$438,000	1 & 1/0	524 \$836	126,672 \$3	88	8%	5	58

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
53-567 Kamehameha Highway 508	\$92 \$930 \$0	\$46,800	\$269,400	\$316,200	139%	1975 & NA

[53-567 Kamehameha Highway 508](#) - MLS#: [202406206](#) - *SPECIAL ASSESSMENT PAID OFF IN FULL*Welcome to your slice of paradise at Pat's at Punaluu, an oceanfront haven nestled on the tranquil windward side of Oahu. Step into a world where waking up to the crashing waves is your daily reality, offering the effortless beach life you've always envisioned. This exclusive high floor renovated condo boasts breathtaking views that paint the perfect backdrop for a lifestyle of pure relaxation. Indulge in the pleasures of an on-site gym designed for your wellness routine and a sparkling oceanfront pool inviting you for a swim under the Hawaiian sun. Unwind amidst the ocean breeze & end each day with a beachfront BBQ. As an added bonus, this property is undergoing transformative enhancements, already completing vital infrastructure updates such as re-piping, wastewater system replacement, and rejuvenating the beachfront BBQ area. Currently underway are further improvements focusing on spalling/concrete, lanai repair, and a new boundary wall contributing not just to the property's allure but also promising a substantial increase in its value upon completion. **Region:** Kaneohe **Neighborhood:** Punaluu **Condition:** Excellent **Parking:** Open - 1 **Total Parking:** 1 **View:** Coastline, Ocean **Frontage:** Ocean, Sandy Beach **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