

49-643 Kamehameha Highway, Kaaawa 96730 * * \$1,995,000 * Originally \$2,495,000

Beds: 3	MLS#: <u>202407121</u>, FS	Year Built: 1964
Bath: 2/0	Status: Active	Remodeled: 1984
Living Sq. Ft.: 1,800	List Date & DOM: 03-27-2024 & 52	Total Parking: 4
Land Sq. Ft.: 5,037	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 0	Frontage: Ocean, Sandy Beach	Building: \$394,400
Sq. Ft. Other: 48	Tax/Year: \$421/2023	Land: \$1,050,800
Total Sq. Ft. 1,848	Neighborhood: Kualoa Area	Total: \$1,445,200
Maint./Assoc. \$0 / \$0	Flood Zone : Zone AE - <u>Tool</u>	Stories / CPR: Two / No
Parking: 3 Car+, Carport, Street	Frontage: Ocean, Sandy Beach	
Zoning : 05 - R-5 Residential District	View: Coastline, Garden, Mountain, Ocean, Sunrise, Sunset	

Public Remarks: Welcome to Sugar Mill Beach House, your gated oceanfront oasis! Stunning views abound! Inside you'll find a modern kitchen with all upgraded appliances, spacious living room, separate dining room with access to the wrap around lanai. Full bathroom downstairs with a side door that leads out to the backyard. Perfect for rinsing off after coming from the beach. All three bedrooms are upstairs. Primary bedroom with large closet has stunning views and opens up to the upstairs lanai. The second ocean view bedroom has lots of windows and access to the lanai. The third bedroom has built in bookshelves, lots of windows and light! Gorgeous fenced yard is perfect for entertaining with it own private entrance to the beach. This home also has a PV (photovoltaic) system NEM (Net Energy Metering program) to cut your electric bills, A/C units and an electric gate. Grab it fast! This is the Beach House you've been looking for! First showing is April 1st at 12:30 - 1pm. 3D virtual tour located in Agent Remarks **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
49-643 Kamehameha Highway	\$1,995,000	3 & 2/0	1,800 \$1,108	5,037 \$396	0	0%	0	52

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
49-643 Kamehameha Highway	\$421 \$0 \$0	\$1,050,800	\$394,400	\$1,445,200	138%	1964 & 1984

49-643 Kamehameha Highway - MLS#: **202407121** - Original price was \$2,495,000 - Welcome to Sugar Mill Beach House, your gated oceanfront oasis! Stunning views abound! Inside you'll find a modern kitchen with all upgraded appliances, spacious living room, separate dining room with access to the wrap around lanai. Full bathroom downstairs with a side door that leads out to the backyard. Perfect for rinsing off after coming from the beach. All three bedrooms are upstairs. Primary bedroom with large closet has stunning views and opens up to the upstairs lanai. The second ocean view bedroom has lots of windows and access to the lanai. The third bedroom has built in bookshelves, lots of windows and light! Gorgeous fenced yard is perfect for entertaining with it own private entrance to the beach. This home also has a PV (photovoltaic) system NEM (Net Energy Metering program) to cut your electric bills, A/C units and an electric gate. Grab it fast! This is the Beach House you've been looking for! First showing is April 1st at 12:30 - 1pm. 3D virtual tour located in Agent Remarks **Region:** Kaneohe **Neighborhood:** Kualoa Area **Condition:** Above Average **Parking:** 3 Car+, Carport, Street **Total Parking:** 4 **View:** Coastline, Garden, Mountain, Ocean, Sunrise, Sunset **Frontage:** Ocean, Sandy Beach **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number