

**Pats At Punaluu 53-567 Kamehameha Highway Unit 204, Hauula 96717 \* Pats At Punaluu \***

**\$375,000**

Beds: **1**  
Bath: **1/0**  
Living Sq. Ft.: **634**  
Land Sq. Ft.: **126,672**  
Lanai Sq. Ft.: **0**  
Sq. Ft. Other: **0**  
Total Sq. Ft. **634**  
Maint./Assoc. **\$930 / \$2,216**

MLS#: **202407128, FS**  
Status: **Active**  
List Date & DOM: **03-25-2024 & 45**  
Condition: **Above Average**  
Frontage:  
Tax/Year: **\$99/2023**  
Neighborhood: **Punaluu**  
Flood Zone: **Zone X - Tool**

Year Built: **1975**  
Remodeled:  
Total Parking: **1**  
Assessed Value  
Building: **\$292,900**  
Land: **\$46,800**  
Total: **\$339,700**  
Stories / CPR: / **No**

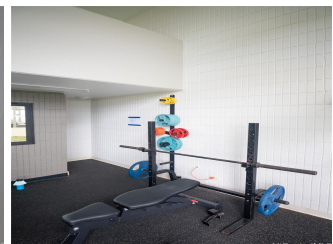
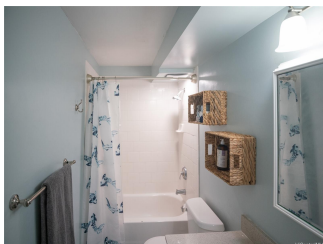
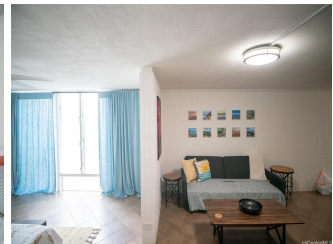
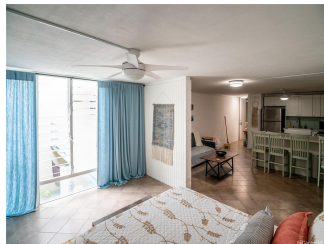
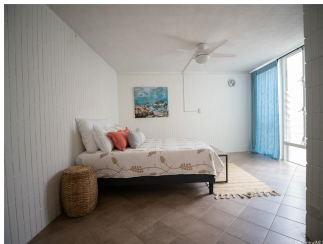
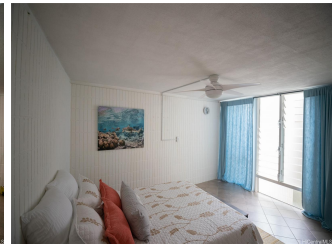
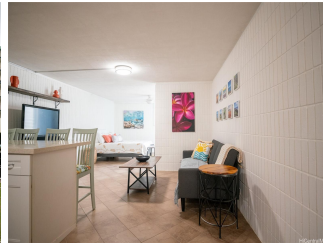
Parking: **Unassigned**

Zoning: **12 - A-2 Medium Density Apartme**

Frontage:

View: **None**

**Public Remarks:** Discover your personal paradise at Pat's in Punaluu Condominium! This charming 634 sqft studio unit is now on the market. The unit comes fully furnished, including 3 twin beds, kitchen appliances, and more. Located in a quiet area with excellent amenities including a private beach, pool, BBQ area, fitness center, 24/7 security, and parking. Just a 10-minute drive from Laie, BYUH, and PCC and 30 minutes to the famous North Shore beaches. Enjoy the added convenience of local food trucks just across the street. This property is undergoing significant improvements, having already completed vital infrastructure updates such as re-piping, wastewater system replacement, and the addition of a new BBQ area. Current construction efforts are focused on spalling/concrete repairs, lanai renovations, and a new boundary wall. These enhancements not only enhance the property's appeal but also promise a substantial increase in its value upon completion. Please note, there is an annual assessment of \$26,000 (monthly: \$2,216.67) in addition to the HOA fees of \$929.70. **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
<a href="#">53-567 Kamehameha Highway 204</a>	<a href="#">\$375,000</a>	1 & 1/0	634   \$591	126,672   \$3	0	40%	2	45

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">53-567 Kamehameha Highway 204</a>	\$99   \$930   \$2,216	\$46,800	\$292,900	\$339,700	110%	1975 & NA

<a href="#">53-567 Kamehameha Highway 204</a> - MLS#: <a href="#">202407128</a> - Discover your personal paradise at Pat's in Punaluu Condominium! This charming 634 sqft studio unit is now on the market. The unit comes fully furnished, including 3 twin beds, kitchen appliances, and more. Located in a quiet area with excellent amenities including a private beach, pool, BBQ area, fitness center, 24/7 security, and parking. Just a 10-minute drive from Laie, BYUH, and PCC and 30 minutes to the famous North Shore beaches. Enjoy the added convenience of local food trucks just across the street. This property is undergoing significant improvements, having already completed vital infrastructure updates such as re-piping, wastewater system replacement, and the addition of a new BBQ area. Current construction efforts are focused on spalling/concrete repairs, lanai renovations, and a new boundary wall. These enhancements not only enhance the property's appeal but also promise a substantial increase in its value upon completion. Please note, there is an annual assessment of \$26,000 (monthly: \$2,216.67) in addition to the HOA fees of \$929.70. <b>Region:</b> Kaneohe <b>Neighborhood:</b> Punaluu <b>Condition:</b> Above Average <b>Parking:</b> Unassigned <b>Total Parking:</b> 1 <b>View:</b> None <b>Frontage:</b> Pool: <b>Zoning:</b> 12 - A-2 Medium Density Apartme <b>Sale Conditions:</b> None <b>Schools:</b> , , * <a href="#">Request Showing</a> , <a href="#">Photos</a> , <a href="#">History</a> , <a href="#">Maps</a> , <a href="#">Deed</a> , <a href="#">Watch List</a> , <a href="#">Tax Info</a>						
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DOM = Days on Market, Occ. = Occupancy, FL = Floor Number