

Pats At Punaluu 53-567 Kamehameha Highway Unit 101, Hauula 96717 * Pats At Punaluu *

\$425,000

Beds: **1**
Bath: **1/0**
Living Sq. Ft.: **468**
Land Sq. Ft.: **126,672**
Lanai Sq. Ft.: **0**
Sq. Ft. Other: **0**
Total Sq. Ft. **468**
Maint./Assoc. **\$930 / \$2,216**

MLS#: **202407165, FS**
Status: **Active**
List Date & DOM: **03-29-2024 & 52**
Condition: **Above Average**
Frontage: **Sandy Beach**
Tax/Year: **\$78/2023**
Neighborhood: **Punaluu**
Flood Zone: **Zone X - Tool**

Year Built: **1975**
Remodeled:
Total Parking: **1**
Assessed Value
Building: **\$221,800**
Land: **\$46,800**
Total: **\$268,600**
Stories / CPR: / **No**

Parking: **Guest**

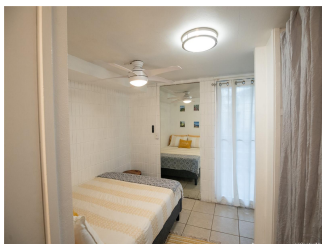
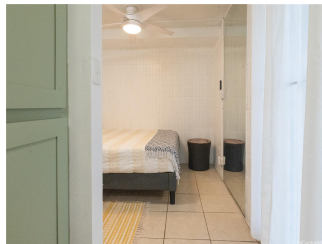
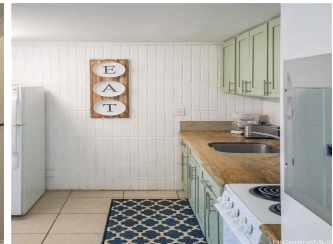
Zoning: **12 - A-2 Medium Density Apartme**

Frontage: **Sandy Beach**

View: **Ocean**

Public Remarks: Welcome to this charming ground-floor, ocean-view 468 sqft studio unit, now ready for your consideration! Nestled on the windward side of Oahu, only 30 minutes away from the famous North Shore, this fully furnished gem provides access to wonderful amenities including a private beach, pool, BBQ area, fitness center, 24/7 security, and parking. A mere 10-minute drive from Laie, BYUH, and PCC, and with local food trucks just across the street, this is an opportunity not to be missed to own your own slice of paradise. 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
53-567 Kamehameha Highway 101	\$425,000	1 & 1/0	468 \$908	126,672 \$3	0	40%	1	52

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
53-567 Kamehameha Highway 101	\$78 \$930 \$2,216	\$46,800	\$221,800	\$268,600	158%	1975 & NA

[53-567 Kamehameha Highway 101](#) - MLS#: [202407165](#) - Welcome to this charming ground-floor, ocean-view 468 sqft studio unit, now ready for your consideration! Nestled on the windward side of Oahu, only 30 minutes away from the famous North Shore, this fully furnished gem provides access to wonderful amenities including a private beach, pool, BBQ area, fitness center, 24/7 security, and parking. A mere 10-minute drive from Laie, BYUH, and PCC, and with local food trucks just across the street, this is an opportunity not to be missed to own your own slice of paradise. 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. **Region:** Kaneohe **Neighborhood:** Punaluu **Condition:** Above Average **Parking:** Guest **Total Parking:** 1 **View:** Ocean **Frontage:** 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