54-327 Kamehameha Highway Unit 1B, Hauula 96717 * * \$3,468,000

Beds: 3 MLS#: 202407677, FS Year Built: 2008 Bath: **3/1** Status: Active Remodeled: Living Sq. Ft.: **3,055** List Date & DOM: **04-04-2024** & **44** Total Parking: 4 Land Sq. Ft.: 31,091 Condition: Excellent **Assessed Value**

Frontage: Ocean, Sandy Beach Lanai Sq. Ft.: 0 Building: \$534,300

Sq. Ft. Other: 0 Tax/Year: **\$1,432/2023** Land: **\$1,622,400** Total Sq. Ft. 3,055 Neighborhood: Hauula Total: **\$2,156,700** Maint./Assoc. \$327 / \$0 Flood Zone: Zone AE - Tool Stories / CPR: One / Yes

Parking: 3 Car+, Carport, Driveway, Street Frontage: Ocean, Sandy Beach

View: Coastline, Garden, Mountain, Ocean, Sunrise Zoning: 05 - R-5 Residential District

Public Remarks: Wake to the soothing rhythmic sounds of the Pacific Ocean in the paradise of Hawaii. This beautiful and rare single level custom home built in 2008 with a 3055 square foot interior was constructed to maximize the unparalleled direct ocean views and cool island breezes. Extra high vaulted ceilings lend added grandeur to the living and dining spaces. This gorgeous and immaculate residence is just waiting for your to move right in. Enjoy the island lifestyle of sipping a mug of Kona coffee while watching the beautiful island sunrise, swimming in the cool Pacific Ocean, counting the stars at night, entertaining your guests with an oceanside BBQ, and exploring all that the island has to offer. The location of this prime beachfront property is extremely convenient directly across from Hauula Kai Shopping Center with Dominos, CVS Long's Drugs, Tamura's Market with their famous fresh from the sea Poke, Hauula Post Office, everyone's favorite Papa Ole's Kitchen, and just a short jaunt to the Polynesian Cultural Center and Laie Shopping Center with even more wonderful island style eateries and entertainment. 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 |
|------------------------------|-------------|----------|-----------------|----------------|-------|------|----|-----|
| 54-327 Kamehameha Highway 1B | \$3,468,000 | 3 & 3/1 | 3,055 \$1,135 | 31,091 \$112 | 0 | 0% | 0 | 44 |

| Address | Tax Maint. Ass. | Assessed Assessed Building | | Assessed Total | Ratio | Year & Remodeled |
|------------------------------|-----------------------|----------------------------|-----------|-------------------|-------|---------------------|
| 54-327 Kamehameha Highway 1B | \$1,432 \$327 \$0 | \$1,622,400 | \$534,300 | \$2,156,700 | 161% | 2008 & NA |

54-327 Kamehameha Highway 1B - MLS#: 202407677 - Wake to the soothing rhythmic sounds of the Pacific Ocean in the paradise of Hawaii. This beautiful and rare single level custom home built in 2008 with a 3055 square foot interior was constructed to maximize the unparalleled direct ocean views and cool island breezes. Extra high vaulted ceilings lend added grandeur to the living and dining spaces. This gorgeous and immaculate residence is just waiting for your to move right in. Enjoy the island lifestyle of sipping a mug of Kona coffee while watching the beautiful island sunrise, swimming in the cool Pacific Ocean, counting the stars at night, entertaining your guests with an oceanside BBQ, and exploring all that the island has to offer. The location of this prime beachfront property is extremely convenient directly across from Hauula Kai Shopping Center with Dominos, CVS Long's Drugs, Tamura's Market with their famous fresh from the sea Poke, Hauula Post Office, everyone's favorite Papa Ole's Kitchen, and just a short jaunt to the Polynesian Cultural Center and Laie Shopping Center with even more wonderful island style eateries and entertainment. Region: Kaneohe Neighborhood: Hauula Condition: Excellent Parking: 3 Car+, Carport, Driveway, Street Total Parking: 4 View: Coastline, Garden, Mountain, Ocean, Sunrise Frontage: Ocean, Sandy Beach Pool: None Zoning: 05 - R-5 Residential District 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