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	
Lanai Sq. Ft.:	**0**	Frontage:	**Ocean, Sandy Beach**	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**
Zoning:	**05 - R-5 Residential District**			View:	**Coastline, Garden, Mountain, Ocean, Sunrise**

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 Land	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