

54-011 Pipilani Place, Hauula 96717 * * \$529,000

Beds: 2	MLS#: <u>202408389</u> , FS	Year Built: 1944
Bath: 2/0	Status: Pending	Remodeled:
Living Sq. Ft.: 1,155	List Date & DOM: 04-16-2024 & 9	Total Parking: 3
Land Sq. Ft.: 5,000	Condition: Needs Major Repair, Tear Down	Assessed Value
Lanai Sq. Ft.: 0	Frontage: Other	Building: \$250,700
Sq. Ft. Other: 844	Tax/Year: \$178/2023	Land: \$600,000
Total Sq. Ft. 1,999	Neighborhood: Hauula	Total: \$850,700
Maint./Assoc. \$0 / \$0	Flood Zone : Zone X - <u>Tool</u>	Stories / CPR: One / No
Parking: 2 Car, Driveway	Frontage: Other	
Zoning : 05 - R-5 Residential District	View: Mountain, Ocean	

Public Remarks: Great level lot - just 3 houses from ocean access. Beautiful mountain views and wide ocean view potential from 2nd floor. Public beachpark nearby with bathrooms, showers and stunning sandy beach. Older home needing major repairs/teardown. 2 other structures in the back yard. Buyer to do their own due diligence regarding condition of property and other structures. **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
54-011 Pipilani Place	\$529,000	2 & 2/0	1,155 \$458	5,000 \$106	0	0%	0	9

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
54-011 Pipilani Place	\$178 \$0 \$0	\$600,000	\$250,700	\$850,700	62%	1944 & NA

54-011 Pipilani Place - MLS#: **202408389** - Great level lot - just 3 houses from ocean access. Beautiful mountain views and wide ocean view potential from 2nd floor. Public beachpark nearby with bathrooms, showers and stunning sandy beach. Older home needing manor repairs/teardown. 2 other structures in the back yard. Buyer to do their own due diligence regarding condition of property and other structures. **Region:** Kaneohe **Neighborhood:** Hauula **Condition:** Needs Major Repair, Tear Down **Parking:** 2 Car, Driveway **Total Parking:** 3 **View:** Mountain, Ocean **Frontage:** Other **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