54-065 Kamehameha Highway, Hauula 96717 * $449,000 * Originally $525,000

Sold Price: $320,000	Sold Date: 05-02-2014	Sold Ratio: 71%
Beds: **1**	MLS#: **201335748, FS**	Year Built: **1947**
Bath: **1/0**	Status: **Sold**	Remodeled: **1987**
Living Sq. Ft.: **710**	List Date & DOM: **11-20-2013** & **163**	Total Parking: **2**
Land Sq. Ft.: **2,875**	Condition: **Fair**	Assessed Value
Lanai Sq. Ft.: **100**	Frontage: **Ocean**	Building: **$59,400**
Sq. Ft. Other: **0**	Tax/Year: **$84/2013**	Land: **$346,500**
Total Sq. Ft. **810**	Neighborhood: **Hauula**	Total: **$405,900**
Maint./Assoc. **$0 / $0**	Flood Zone: **Zone V - Tool**	Stories / CPR: **One / No**
Parking: **Open - 2**	Frontage: **Ocean**	
Zoning: **05 - R-5 Residential District**	View: **Ocean**	

Public Remarks: Opportunity Knocks! Lowest priced beachfront on the Windward - North Shore. Cute 1/1 beach cottage that is awaiting your creativity and tlc to bring back it's shine. Perfect weekend or get-a-way home in beautiful Hau'ula. Space available to launch small boat on site. Located on white sand beach and adjacent to Beach Park. Probate Sale subject to court approval. Sold "As Is" **Sale Conditions:** Probate **Schools:** Hauula, Kahuku, Kahuku * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info










Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
54-065 Kamehameha Highway	**$449,000**	1 & 1/0	710 | $632	2,875 | $156	163

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
54-065 Kamehameha Highway	$84 | $0 | $0	$346,500	$59,400	$405,900	111%	1947 & 1987

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
54-065 Kamehameha Highway	$320,000	05-02-2014	71%	61%	Cash

54-065 Kamehameha Highway - MLS#: 201335748 - Original price was $525,000 - Opportunity Knocks! Lowest priced beachfront on the Windward - North Shore. Cute 1/1 beach cottage that is awaiting your creativity and tlc to bring back it's shine. Perfect weekend or get-a-way home in beautiful Hau'ula. Space available to launch small boat on site. Located on white sand beach and adjacent to Beach Park. Probate Sale subject to court approval. Sold "As Is" **Region:** Kaneohe **Neighborhood:** Hauula **Condition:** Fair **Parking:** Open - 2 **Total Parking:** 2 **View:** Ocean **Frontage:** Ocean **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** Probate **Schools:** Hauula, Kahuku, Kahuku * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market