55-315A Kamehameha Highway, Laie 96762 * $1,018,000 * Originally $1,080,000

Sold Price:	$988,000	Sold Date:	03-16-2021	Sold Ratio:	97%
Beds:	**3**	MLS#:	**202002705, FS**	Year Built:	**2001**
Bath:	**2/0**	Status:	**Sold**	Remodeled:	
Living Sq. Ft.:	**1,280**	List Date & DOM:	**02-06-2020** & **322**	Total Parking:	**2**
Land Sq. Ft.:	**9,270**	Condition:	**Above Average**	Assessed Value	
Lanai Sq. Ft.:	**128**	Frontage:	**Ocean, Sandy Beach**	Building:	**$284,100**
Sq. Ft. Other:	**0**	Tax/Year:	**$666/2019**	Land:	**$1,048,200**
Total Sq. Ft.	**1,408**	Neighborhood:	**Laie**	Total:	**$1,332,300**
Maint./Assoc.	**$0 / $0**	Flood Zone:	**Zone AE - Tool**	Stories / CPR:	**One / No**
Parking:	**3 Car+**			Frontage:	**Ocean, Sandy Beach**
Zoning:	**05 - R-5 Residential District**			View:	**Mountain, Ocean, Sunrise**

Public Remarks: Great opportunity to own a beach front property! Enjoy the ocean views and the convenience of being only steps away from the ocean. Located in the reef protected “Bath Tub” beach area, it makes for a great area to swim, kayak, snorkel, fish and more. This 3 bedroom 2 bath single level home features central a/c for comfort, open kitchen concept with Corian counter tops, open beam ceilings, tiled floors, outdoor shower, new vinyl windows, and additional loft area. The master bedroom suite can also be converted to a separate unit with its own entry for guests. Convenient location, away from the highway, and across the street from Polynesian Cultural Center, Laie Shopping Center, Brigham Young University, and more. **Sale Conditions:** None **Schools:** Laie, Kahuku, Kahuku * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
55-315A Kamehameha Highway	**$1,018,000**	3 & 2/0	1,280 | $795	9,270 | $110	322

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
55-315A Kamehameha Highway	$666 | $0 | $0	$1,048,200	$284,100	$1,332,300	76%	2001 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
55-315A Kamehameha Highway	$988,000	03-16-2021	97%	91%	Cash

55-315A Kamehameha Highway - MLS#: 202002705 - Original price was $1,080,000 - Great opportunity to own a beach front property! Enjoy the ocean views and the convenience of being only steps away from the ocean. Located in the reef protected “Bath Tub” beach area, it makes for a great area to swim, kayak, snorkel, fish and more. This 3 bedroom 2 bath single level home features central a/c for comfort, open kitchen concept with Corian counter tops, open beam ceilings, tiled floors, outdoor shower, new vinyl windows, and additional loft area. The master bedroom suite can also be converted to a separate unit with its own entry for guests. Convenient location, away from the highway, and across the street from Polynesian Cultural Center, Laie Shopping Center, Brigham Young University, and more. **Region:** North Shore **Neighborhood:** Laie **Condition:** Above Average **Parking:** 3 Car+ **Total Parking:** 2 **View:** Mountain, Ocean, Sunrise **Frontage:** Ocean,Sandy Beach **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** Laie, Kahuku, Kahuku * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market