53-231 Kamehameha Highway, Hauula 96717 * $599,000 * Originally $695,000

Sold Price: $550,000	Sold Date: 10-30-2020	Sold Ratio: 92%
Beds: **1**	MLS#: **202014642, FS**	Year Built: **1961**
Bath: **1/0**	Status: **Sold**	Remodeled:
Living Sq. Ft.: **1,328**	List Date & DOM: **06-22-2020** & **64**	Total Parking: **4**
Land Sq. Ft.: **7,230**	Condition: **Needs Major Repair**	Assessed Value
Lanai Sq. Ft.: **0**	Frontage: **Ocean, Waterfront**	Building: **$181,700**
Sq. Ft. Other: **0**	Tax/Year: **$249/2019**	Land: **$793,900**
Total Sq. Ft. **1,328**	Neighborhood: **Punaluu**	Total: **$975,600**
Maint./Assoc. **$0 / $0**	Flood Zone: **Zone VE - Tool**	Stories / CPR: **One / No**
Parking: **3 Car+, Boat**	Frontage: **Ocean, Waterfront**	
Zoning: **05 - R-5 Residential District**	View: **Coastline, Mountain, Ocean, Sunrise**	

Public Remarks: This level 7200+ sq ft oceanfront property is less than a mile north of beautiful Kahana Bay and just south of Punaluu Beach Park. The property has been reinforced with coastal work to mitigate erosion. The primary residence is in need of major renovation, or tear down and build your dream home. Priced below tax assessed value, this is one of the most affordable oceanfront properties currently available on Oahu. Please contact listing or co-listing agent for showings. Allow 24 hrs notice. Do not enter property without agent. Property sold AS-IS. **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.	DOM
53-231 Kamehameha Highway	**$599,000**	1 & 1/0	1,328 | $451	7,230 | $83	64

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
53-231 Kamehameha Highway	$249 | $0 | $0	$793,900	$181,700	$975,600	61%	1961 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
53-231 Kamehameha Highway	$550,000	10-30-2020	92%	79%	Cash

53-231 Kamehameha Highway - MLS#: 202014642 - Original price was $695,000 - This level 7200+ sq ft oceanfront property is less than a mile north of beautiful Kahana Bay and just south of Punaluu Beach Park. The property has been reinforced with coastal work to mitigate erosion. The primary residence is in need of major renovation, or tear down and build your dream home. Priced below tax assessed value, this is one of the most affordable oceanfront properties currently available on Oahu. Please contact listing or co-listing agent for showings. Allow 24 hrs notice. Do not enter property without agent. Property sold AS-IS. **Region:** Kaneohe **Neighborhood:** Punaluu **Condition:** Needs Major Repair **Parking:** 3 Car+, Boat **Total Parking:** 4 **View:** Coastline, Mountain, Ocean, Sunrise **Frontage:** Ocean,Waterfront **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