, Hauula 96717 * $997,000

Beds:	**5**	MLS#:	**202023485, FS**	Year Built:	**1959**
Bath:	**2/1**	Status:	**Expired**	Remodeled:	**2009**
Living Sq. Ft.:	**2,200**	List Date & DOM:	**09-10-2020** & **181**	Total Parking:	**3**
Land Sq. Ft.:	**5,006**	Condition:	**Average**	Assessed Value	
Lanai Sq. Ft.:	**340**	Frontage:		Building:	**$327,100**
Sq. Ft. Other:	**0**	Tax/Year:	**$226/2020**	Land:	**$446,300**
Total Sq. Ft.	**2,540**	Neighborhood:	**Hauula**	Total:	**$773,400**
Maint./Assoc.	**$0 / $0**	Flood Zone:	**Zone AE - Tool**	Stories / CPR:	**Two / No**
Parking:	**Carport, Driveway**	Frontage:			
Zoning:	**05 - R-5 Residential District**	View:	**City, Garden, Mountain, Ocean, Sunrise, Sunset**		

Public Remarks: Owner's loss is your gain with this incredibly versatile Beach House! Unique property only steps away from a mesmerizing and calming white sand beach, protected by an Alligator shaped reef, known fondly by the locals as Alligator Pond. This cozy private lane is highly sought after with its rare location on the ocean side of Kamehameha Highway. Relax on the large, covered front lanai. Wake up to the sun rising through windows galore from 2nd floor Master Suite with vaulted ceilings. This beach style "well-loved and well lived-in" family home boasts 50-year old refinished hardwood floors and so many possibilities! Built for income potential and NOT a CPR. Actual Square Footage may differ from public records. It makes sense to invest in paradise with this amazing property! **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
	$997,000	5 & 2/1	2,200 | $453	5,006 | $199	181

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
	$226 | $0 | $0	$446,300	$327,100	$773,400	129%	1959 & 2009

- MLS#: 202023485 - Owner's loss is your gain with this incredibly versatile Beach House! Unique property only steps away from a mesmerizing and calming white sand beach, protected by an Alligator shaped reef, known fondly by the locals as Alligator Pond. This cozy private lane is highly sought after with its rare location on the ocean side of Kamehameha Highway. Relax on the large, covered front lanai. Wake up to the sun rising through windows galore from 2nd floor Master Suite with vaulted ceilings. This beach style "well-loved and well lived-in" family home boasts 50-year old refinished hardwood floors and so many possibilities! Built for income potential and NOT a CPR. Actual Square Footage may differ from public records. It makes sense to invest in paradise with this amazing property! **Region:** Kaneohe **Neighborhood:** Hauula **Condition:** Average **Parking:** Carport, Driveway **Total Parking:** 3 **View:** City, Garden, Mountain, Ocean, Sunrise, Sunset **Frontage:** **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