

53-846 Kamehameha Highway, Hauula 96717 * \$829,000

Sold Price: \$827,000	Sold Date: 02-12-2021	Sold Ratio: 100%
Beds: 3	MLS#: <u>202027412</u>, FS	Year Built: 1973
Bath: 2/0	Status: Sold	Remodeled: 2016
Living Sq. Ft.: 1,756	List Date & DOM: 10-17-2020 & 56	Total Parking: 3
Land Sq. Ft.: 9,941	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 0	Frontage:	Building: \$279,000
Sq. Ft. Other: 0	Tax/Year: \$242/2020	Land: \$548,700
Total Sq. Ft. 1,756	Neighborhood: Hauula	Total: \$827,700
Maint./Assoc. \$0 / \$0	Flood Zone : Zone AE - <u>Tool</u>	Stories / CPR: One / No
Parking: 3 Car+, Street	Frontage:	

[Zoning](#): **05 - R-5 Residential District**

View: **Coastline, Mountain, Ocean, Sunrise, Sunset**

Public Remarks: Seller has C & C Variance for 2nd home w/restrictions. Sandy Beach access just a block away. Comfortable light & airy single level 3/2 home w/Soaring open beam ceilings & clerestory windows. Mostly remodeled 2016/17 w/new laminate flooring, new double pane sliding windows, drywall finish & paint & shingle roof. Within the last year: side/side Refrigerator w/water/ice, Dishwasher, 3 skylights, 2nd bath vinyl floor, cabinet & Sink/Countertop. Main living areas have Mexican tile. Entertainment room has ceramic tile. Nearby Ocean access easement w/others. Home located in Flood Zone AE, but front half of property is VE. To be sold "AS IS". Property on Cesspool. **Sale Conditions:** None **Schools:** , , * [Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info](#)





Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
53-846 Kamehameha Highway	\$829,000	3 & 2/0	1,756 \$472	9,941 \$83	56

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
53-846 Kamehameha Highway	\$242 \$0 \$0	\$548,700	\$279,000	\$827,700	100%	1973 & 2016

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
53-846 Kamehameha Highway	\$827,000	02-12-2021	100%	100%	Conventional

53-846 Kamehameha Highway - MLS#: 202027412 - Seller has C & C Variance for 2nd home w/restrictions. Sandy Beach access just a block away. Comfortable light & airy single level 3/2 home w/Soaring open beam ceilings & clerestory windows. Mostly remodeled 2016/17 w/new laminate flooring, new double pane sliding windows, drywall finish & paint & shingle roof. Within the last year: side/side Refrigerator w/water/ice, Dishwasher, 3 skylights, 2nd bath vinyl floor, cabinet & Sink/Countertop. Main living areas have Mexican tile. Entertainment room has ceramic tile. Nearby Ocean access easement w/others. Home located in Flood Zone AE, but front half of property is VE. To be sold "AS IS". Property on Cesspool. Region: Kaneohe Neighborhood: Hauula Condition: Above Average Parking: 3 Car+, Street Total Parking: 3 View: Coastline, Mountain, Ocean, Sunrise, Sunset Frontage: Pool: None Zoning: 05 - R-5 Residential District Sale Conditions: None Schools: , , * Request Showing , Photos , History , Maps , Deed , Watch List , Tax Info					
---	--	--	--	--	--

DOM = Days on Market