54-052 Kamehameha Highway, Hauula 96717 * $1,400,000

Sold Price:	$1,300,000	Sold Date:	07-16-2021	Sold Ratio:	93%
Beds:	**4**	MLS#:	**202102303, FS**	Year Built:	**2006**
Bath:	**2/0**	Status:	**Sold**	Remodeled:	
Living Sq. Ft.:	**2,217**	List Date & DOM:	**02-03-2021** & **104**	Total Parking:	**6**
Land Sq. Ft.:	**6,775**	Condition:	**Excellent**	Assessed Value	
Lanai Sq. Ft.:	**340**	Frontage:		Building:	**$372,600**
Sq. Ft. Other:	**0**	Tax/Year:	**$150/2020**	Land:	**$440,100**
Total Sq. Ft.	**2,557**	Neighborhood:	**Hauula**	Total:	**$812,700**
Maint./Assoc.	**$0 / $0**	Flood Zone:	**Zone A - Tool**	Stories / CPR:	**Three+ / No**
Parking:	**3 Car+, Driveway, Garage, Street**	Frontage:			
Zoning:	**05 - R-5 Residential District**	View:	**Ocean**		

Public Remarks: Built in 2006 this gorgeous 3 storied, 4 car garage is located on the beautiful North Shore side of the Island. With ocean and mountain views, this contemporary looking home embraces the country and local feel of the island. With partial high ceilings and customized wood shutters, a bright airy feel enhances the home. Gorgeous hardwood floors with central /split AC keep you cool in the summer months and lounging on the outside lanai is the perfect way to end the day. A home security system with camera's, gated keypad entry, electric garage doors and a wall completely surrounding the home give you your sense of security and privacy. This home is walk in ready. All furnishings/appliances are included in sale. Staged items not inclusive. Does not match tax records. **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
54-052 Kamehameha Highway	$1,400,000	4 & 2/0	2,217 | $631	6,775 | $207	104

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
54-052 Kamehameha Highway	$150 | $0 | $0	$440,100	$372,600	$812,700	172%	2006 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
54-052 Kamehameha Highway	$1,300,000	07-16-2021	93%	93%	Cash,Conventional

54-052 Kamehameha Highway - MLS#: 202102303 - Built in 2006 this gorgeous 3 storied, 4 car garage is located on the beautiful North Shore side of the Island. With ocean and mountain views, this contemporary looking home embraces the country and local feel of the island. With partial high ceilings and customized wood shutters, a bright airy feel enhances the home. Gorgeous hardwood floors with central /split AC keep you cool in the summer months and lounging on the outside lanai is the perfect way to end the day. A home security system with camera's, gated keypad entry, electric garage doors and a wall completely surrounding the home give you your sense of security and privacy. This home is walk in ready. All furnishings/appliances are included in sale. Staged items not inclusive. Does not match tax records. **Region:** Kaneohe **Neighborhood:** Hauula **Condition:** Excellent **Parking:** 3 Car+, Driveway, Garage, Street **Total Parking:** 6 **View:** Ocean **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