54-005 Kamehameha Highway, Hauula 96717 * \$665,000

 Sold Price:
 \$665,000
 Sold Date:
 04-30-2021
 Sold Ratio:
 100%

 Beds:
 1
 MLS#:
 202106343, FS
 Year Built:
 1938

 Bath:
 1/0
 Status:
 Sold
 Remodeled:

 Living Sq. Ft.:
 576
 List Date & DOM:
 03-05-2021 & 23
 Total Parking:
 2

 Land Sq. Ft.:
 1,868
 Condition:
 Above Average
 Assessed Value

 Lanai Sq. Ft.: 0
 Frontage: Ocean
 Building: \$161,600

 Sq. Ft. Other: 0
 Tax/Year: \$130/2021
 Land: \$439,600

 Total Sq. Ft. 576
 Neighborhood: Hauula
 Total: \$601,200

 Maint./Assoc. \$0 / \$0
 Flood Zone: Zone VE - Tool
 Stories / CPR: One / No

Parking: **2 Car, Driveway** Frontage: **Ocean**

Zoning: 05 - R-5 Residential District Coastline, Mountain, Ocean, Sunrise,

Sunset

Public Remarks: A must see beachfront gem! Actual sq. footage is larger than tax records which makes this charming move-in ready 1-bedroom, 1-bath cottage feel much bigger & has a very spacious open floor plan. Updated to maximize the views, storage and contemporary beach lifestyle. Enjoy the serenity of the Windward side while you watch turtles, dolphins, seals and whales from your living room, dining area and kitchen. You can step outside to the sweet beachfront yard or the shady mauka yard with a lilikoi vine arbor. A privacy fence, gate and two off-street parking spaces make this a perfectly peaceful getaway. Seller requests to use Title Guaranty Mililani, Jill Kirihara. Original 1938 cottage is now non-conforming and encroaches into State-owned shoreline. Buyer to do their own due diligence. **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
54-005 Kamehameha Highway	<u>\$665,000</u>	1 & 1/0	576 \$1,155	1,868 \$356	23

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
54-005 Kamehameha Highway	\$130 \$0 \$0	\$439,600	\$161,600	\$601,200	111%	1938 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
54-005 Kamehameha Highway	\$665,000	04-30-2021	100%	100%	Cash

54-005 Kamehameha Highway - MLS#: 202106343 - A must see beachfront gem! Actual sq. footage is larger than tax records which makes this charming move-in ready 1-bedroom, 1-bath cottage feel much bigger & has a very spacious open floor plan. Updated to maximize the views, storage and contemporary beach lifestyle. Enjoy the serenity of the Windward side while you watch turtles, dolphins, seals and whales from your living room, dining area and kitchen. You can step outside to the sweet beachfront yard or the shady mauka yard with a lilikoi vine arbor. A privacy fence, gate and two off-street parking spaces make this a perfectly peaceful getaway. Seller requests to use Title Guaranty Mililani, Jill Kirihara. Original 1938 cottage is now non-conforming and encroaches into State-owned shoreline. Buyer to do their own due diligence.

Region: Kaneohe Neighborhood: Hauula Condition: Above Average Parking: 2 Car, Driveway Total Parking: 2 View: Coastline, Mountain, Ocean, Sunrise, Sunset Frontage: Ocean Pool: None Zoning: 05 - R-5 Residential District Sale Conditions: None Schools: Hauula, Kahuku * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market