54-269 Kamehameha Highway Unit C, Hauula 96717 * $565,000

Sold Price: $585,000	Sold Date: 06-29-2021	Sold Ratio: 104%
Beds: **3**	MLS#: **202108090, FS**	Year Built: **1975**
Bath: **1/0**	Status: **Sold**	Remodeled: **2019**
Living Sq. Ft.: **748**	List Date & DOM: **04-02-2021** & **14**	Total Parking: **2**
Land Sq. Ft.: **4,769**	Condition: **Above Average, Excellent**	Assessed Value
Lanai Sq. Ft.: **0**	Frontage: **Ocean**	Building: **$140,700**
Sq. Ft. Other: **110**	Tax/Year: **$144/2020**	Land: **$353,000**
Total Sq. Ft. **858**	Neighborhood: **Hauula**	Total: **$493,700**
Maint./Assoc. **$336 / $0**	Flood Zone: **Zone AE - Tool**	Stories / CPR: **One / Yes**
Parking: **2 Car, Driveway**	Frontage: **Ocean**	
Zoning: **05 - R-5 Residential District**	View: **Garden, Mountain**	

Public Remarks: Steps away from the ocean, beach front living! Renovated in 2019, installed new flooring, new washer & dryer, new backsplash, new paint throughout the home and resurfaced the bathtub. Previous rental income was $2,600/month, currently vacant and easy to see. Oceanfront BBQ & fire pit for all 9 homes in the CPR. The location is ideal and a low HOA of $336 per month, which includes water, fire & flood insurance and some common area grounds maintenance. Upgraded from Cesspool to an individual Septic System. VA/USDA approved home! Reviewing offers as they come in! **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
54-269 Kamehameha Highway C	$565,000	3 & 1/0	748 | $755	4,769 | $118	14

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
54-269 Kamehameha Highway C	$144 | $336 | $0	$353,000	$140,700	$493,700	114%	1975 & 2019

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
54-269 Kamehameha Highway C	$585,000	06-29-2021	104%	104%	Conventional

54-269 Kamehameha Highway C - MLS#: 202108090 - Steps away from the ocean, beach front living! Renovated in 2019, installed new flooring, new washer & dryer, new backsplash, new paint throughout the home and resurfaced the bathtub. Previous rental income was $2,600/month, currently vacant and easy to see. Oceanfront BBQ & fire pit for all 9 homes in the CPR. The location is ideal and a low HOA of $336 per month, which includes water, fire & flood insurance and some common area grounds maintenance. Upgraded from Cesspool to an individual Septic System. VA/USDA approved home! Reviewing offers as they come in! **Region:** Kaneohe **Neighborhood:** Hauula **Condition:** Above Average, Excellent **Parking:** 2 Car, Driveway **Total Parking:** 2 **View:** Garden, Mountain **Frontage:** Ocean **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