53-440 Kamehameha Highway Unit 8, Hauula 96717 * $699,000

Sold Price: $725,000	Sold Date: 07-12-2021	Sold Ratio: 104%
Beds: **2**	MLS#: **202111789, FS**	Year Built: **1942**
Bath: **1/0**	Status: **Sold**	Remodeled: **2017**
Living Sq. Ft.: **696**	List Date & DOM: **05-10-2021** & **10**	Total Parking: **4**
Land Sq. Ft.: **6,763**	Condition: **Above Average, Average**	Assessed Value
Lanai Sq. Ft.: **487**	Frontage:	Building: **$94,000**
Sq. Ft. Other: **0**	Tax/Year: **$160/2020**	Land: **$474,200**
Total Sq. Ft. **1,183**	Neighborhood: **Punaluu**	Total: **$568,200**
Maint./Assoc. **$0 / $0**	Flood Zone: **Zone AE - Tool**	Stories / CPR: **One / Yes**
Parking: **2 Car, Boat**	Frontage:	
Zoning: **05 - R-5 Residential District**	View: **Mountain, Ocean, Sunrise**	

Public Remarks: Rare opportunity to own Punalu'u property across the street from an uncrowded sandy beach. Mornings out on the deck offer beautiful sunrise views. Or, go out back and admire the stunning Ko'olau mountain range and surrounding valleys. This is the country life for those looking to slow down and enjoy the lush greens and deep blues that Oahu scenery offers. Part of a CPR with no maintenance fee's and the possibility of adding on to the current structure. This can be a perfect starter home and/or one that grows with your needs. Property sold 'As-Is' and may not match tax records. No showings until the open house on Saturday, 5/15, 1-4 pm. **Sale Conditions:** None **Schools:** Kahuku, Kahuku, Kahuku * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
53-440 Kamehameha Highway 8	$699,000	2 & 1/0	696 | $1,004	6,763 | $103	10

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
53-440 Kamehameha Highway 8	$160 | $0 | $0	$474,200	$94,000	$568,200	123%	1942 & 2017

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
53-440 Kamehameha Highway 8	$725,000	07-12-2021	104%	104%	Conventional

53-440 Kamehameha Highway 8 - MLS#: 202111789 - Rare opportunity to own Punalu'u property across the street from an uncrowded sandy beach. Mornings out on the deck offer beautiful sunrise views. Or, go out back and admire the stunning Ko'olau mountain range and surrounding valleys. This is the country life for those looking to slow down and enjoy the lush greens and deep blues that Oahu scenery offers. Part of a CPR with no maintenance fee's and the possibility of adding on to the current structure. This can be a perfect starter home and/or one that grows with your needs. Property sold 'As-Is' and may not match tax records. No showings until the open house on Saturday, 5/15, 1-4 pm. **Region:** Kaneohe **Neighborhood:** Punaluu **Condition:** Above Average, Average **Parking:** 2 Car, Boat **Total Parking:** 4 **View:** Mountain, Ocean, Sunrise **Frontage: Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** Kahuku, Kahuku, Kahuku * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market