55-349 Kamehameha Highway, Laie 96762 * $1,750,000 * Originally $1,780,000

Beds:	**3**	MLS#:	**202213604, FS**	Year Built:	**1956**
Bath:	**1/0**	Status:	**Expired**	Remodeled:	**1966**
Living Sq. Ft.:	**1,104**	List Date & DOM:	**07-14-2022** & **365**	Total Parking:	**6**
Land Sq. Ft.:	**13,280**	Condition:	**Tear Down**	Assessed Value	
Lanai Sq. Ft.:	**0**	Frontage:	**Ocean**	Building:	**$220,700**
Sq. Ft. Other:	**0**	Tax/Year:	**$384/2021**	Land:	**$1,196,900**
Total Sq. Ft.	**1,104**	Neighborhood:	**Laie**	Total:	**$1,417,600**
Maint./Assoc.	**$0 / $0**	Flood Zone:	**Zone AE - Tool**	Stories / CPR:	**One / No**
Parking:	**3 Car+**			Frontage:	**Ocean**
Zoning:	**05 - R-5 Residential District**			View:	**Coastline, Mountain, Ocean, Sunrise, Sunset**

Public Remarks: A VERY RARE OPPORTUNITY to own on the coveted and limited ocean front of Oahu.. Currently the best priced ocean front lot from Sunset Beach to Laie, under $2M with the largest square footage on the SANDY BEACH. Bring your contractor and your dreams to develop on this gorgeous sandy beachfront lot with steps to heavenly "BATHTUB BEACH". Well known for a crystal blue natural reef formation that is truly majestic, right out your door... BUILDING PLANS AND PERMIT ARE IN PROCESS. The home is a teardown. SOLD AS IS, Owner will offer breakdown and removal of the dwelling upon favorable price/terms. DO NOT drive into this property without an appointment. ZONED R-5, this lot has many possibilities... Buyer to do their due diligence with information and disclosures provided. Across the street from the Polynesian Cultural Center. Nearby BYU, shopping, and hip local eateries. Please watch the video for a magic tour of the area. BONUS: Connected to Laie Sewer. DO NOT DISTURB TENANTS OR DRIVE/WALK ON PROPERTY WITHOUT AN APPOINTMENT PLEASE.. **Sale Conditions:** None
Schools: , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
55-349 Kamehameha Highway	**$1,750,000**	3 & 1/0	1,104 | $1,585	13,280 | $132	365

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
55-349 Kamehameha Highway	$384 | $0 | $0	$1,196,900	$220,700	$1,417,600	123%	1956 & 1966

55-349 Kamehameha Highway - MLS#: 202213604 - Original price was $1,780,000 - A VERY RARE OPPORTUNITY to own on the coveted and limited ocean front of Oahu.. Currently the best priced ocean front lot from Sunset Beach to Laie, under $2M with the largest square footage on the SANDY BEACH. Bring your contractor and your dreams to develop on this gorgeous sandy beachfront lot with steps to heavenly "BATHTUB BEACH". Well known for a crystal blue natural reef formation that is truly majestic, right out your door... BUILDING PLANS AND PERMIT ARE IN PROCESS. The home is a teardown. SOLD AS IS, Owner will offer breakdown and removal of the dwelling upon favorable price/terms. DO NOT drive into this property without an appointment. ZONED R-5, this lot has many possibilities... Buyer to do their due diligence with information and disclosures provided. Across the street from the Polynesian Cultural Center. Nearby BYU, shopping, and hip local eateries. Please watch the video for a magic tour of the area. BONUS: Connected to Laie Sewer. DO NOT DISTURB TENANTS OR DRIVE/WALK ON PROPERTY WITHOUT AN APPOINTMENT PLEASE.. **Region:** North Shore **Neighborhood:** Laie **Condition:** Tear Down **Parking:** 3 Car+ **Total Parking:** 6 **View:** Coastline, Mountain, Ocean, Sunrise, Sunset **Frontage:** Ocean **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