53-239 Kamehameha Highway, Hauula 96717 * \$595,000 * Originally \$899,000

Beds: 3 MLS#: 202221178, FS Year Built: 1980 Bath: 2/0 Status: Cancelled Remodeled: 2015 Living Sq. Ft.: **1,398** List Date & DOM: 10-14-2022 & 145 Total Parking: 3

Condition: Above Average, Average Land Sq. Ft.: 17,650 **Assessed Value**

Lanai Sq. Ft.: 0 Building: \$319,200 Frontage: Ocean Sq. Ft. Other: 0 Tax/Year: **\$520/2022** Land: \$846,300 Total Sq. Ft. 1,398 Neighborhood: Punaluu Total: **\$1,165,500**

Stories / CPR: Two, Split Level / No Maint./Assoc. \$0 / \$0 Flood Zone: Zone VE - Tool

Parking: 3 Car+, Boat, Street Frontage: Ocean

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

Public Remarks: DRASTIC \$300K PRICE REDUCTION. Incredible opportunity to own an ocean front home. SOLD STRICTLY AS-IS. Property has current land use violations and faces on going challenges with shoreline erosion. Buyers to do their own due diligence with regards to, but not limited to, use of property, setback restrictions, potential violation fines and enforcement actions by DLNR. CASH ONLY. Sale Conditions: None Schools: , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
53-239 Kamehameha Highway	<u>\$595,000</u>	3 & 2/0	1,398 \$426	17,650 \$34	145

Address	I I AX I MAINT, I ASS.	Assessed Land		Assessed Total	Ratio	Year & Remodeled
53-239 Kamehameha Highway	\$520 \$0 \$0	\$846,300	\$319,200	\$1,165,500	51%	1980 & 2015

53-239 Kamehameha Highway - MLS#: 202221178 - Original price was \$899,000 - DRASTIC \$300K PRICE REDUCTION. Incredible opportunity to own an ocean front home. SOLD STRICTLY AS-IS. Property has current land use violations and faces on going challenges with shoreline erosion. Buyers to do their own due diligence with regards to, but not limited to, use of property, setback restrictions, potential violation fines and enforcement actions by DLNR. CASH ONLY. Region: Kaneohe Neighborhood: Punaluu Condition: Above Average, Average Parking: 3 Car+, Boat, Street Total Parking: 3 View: Mountain, Ocean, Sunrise 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