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

Beds: **3** Bath: **2/0** Living Sq. Ft.: **1,398** Land Sq. Ft.: **17,650** Lanai Sq. Ft.: **0** Sq. Ft. Other: **0** Total Sq. Ft. **1,398**

Maint./Assoc. **\$0 / \$0**

MLS#: 202221178, FS Status: Cancelled List Date & DOM: 10-14-2022 & 145 Condition: Above Average, Average Frontage: Ocean Tax/Year: \$520/2022 Neighborhood: Punaluu

Flood Zone: Zone VE - Tool

Year Built: **1980** Remodeled: **2015** Total Parking: **3**

Assessed Value

Building: **\$319,200** Land: **\$846,300** Total: **\$1,165,500** Stories / CPR: **Two, Split Level** / **No**

Parking: **3 Car+, Boat, Street** Zoning: **05 - R-5 Residential District** Frontage: Ocean

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:** , , * <u>Request Showing</u>, <u>Photos</u>, <u>History</u>, <u>Maps</u>, <u>Deed</u>, <u>Watch</u> List, <u>Tax Info</u>



| 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 | LIAX MAINT, LASS. | | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|----------------------------------|-------------------|-----------|----------------------|-------------------|-------|---------------------|
| <u>53-239 Kamehameha Highway</u> | \$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:** , , * <u>Request Showing</u>, <u>Photos</u>, <u>History</u>, <u>Maps</u>, <u>Deed</u>, <u>Watch List</u>, <u>Tax Info</u>

DOM = Days on Market