## 54-337 Kamehameha Highway Unit 6B, Hauula 96717 \* \$1,100,000

Beds: 2 MLS#: 202407923, FS Year Built: 2018 Bath: 2/0 Status: Active Remodeled: Living Sq. Ft.: 1,208 List Date & DOM: 04-09-2024 & 36 Total Parking: 4

Condition: Above Average, Average Land Sq. Ft.: 6,111 **Assessed Value** 

Frontage: Sandy Beach, Building: **\$156,600** Lanai Sq. Ft.: 198

Waterfront

Ocean, Other,

Tax/Year: **\$211/2024** Sq. Ft. Other: 484 Land: **\$345,600** Total Sq. Ft. **1,890** Neighborhood: Hauula Total: \$502,200 Maint./Assoc. \$0 / \$0 Flood Zone: Zone AE - Tool Stories / CPR: One / Yes

Ocean, Other, Sandy Beach, Frontage: Parking: 3 Car+, Garage

Waterfront

**Zoning: 05 - R-5 Residential District** View: Garden, Mountain, Ocean, Other

Public Remarks: Wonderful opportunity to enjoy the country living with lots of green and open space. Short walk to the beach. This is a beachfront CPR development with 14 single family homes. Close to amenities, Hauula Kai Shopping Center, private university, and the Polynesian Cultural Center. This Listing is a combination of CPR Lots 6B & & 7B. (TMK 1-5-4-003-003-0012 & 0014) The dwelling straddles on both Lots 6B & 7B. Great opportunity for experienced Contractors and builders! The Permit for this property is NOT closed yet. Buyers to do Due Diligence. Buyers to work with the County Department of Planning & Permitting (DPP) to close the Permit and other issues DPP may have. Sold in "AS IS" condition. Seller is also willing to offer Agreement of Sale to allow buyers time to work with DPP. Please contact listing agents for more info. 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
54-337 Kamehameha Highway 6B	\$1,100,000	2 & 2/0	1,208   \$911	6,111   \$180	36

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
54-337 Kamehameha Highway 6B	\$211   \$0   \$0	\$345,600	\$156,600	\$502,200	219%	2018 & NA

54-337 Kamehameha Highway 6B - MLS#: 202407923 - Wonderful opportunity to enjoy the country living with lots of green and open space. Short walk to the beach. This is a beachfront CPR development with 14 single family homes. Close to amenities, Hauula Kai Shopping Center, private university, and the Polynesian Cultural Center. This Listing is a combination of CPR Lots 6B & & 7B. (TMK 1-5-4-003-003-0012 & 0014) The dwelling straddles on both Lots 6B & 7B. Great opportunity for experienced Contractors and builders! The Permit for this property is NOT closed yet. Buyers to do Due Diligence. Buyers to work with the County Department of Planning & Permitting (DPP) to close the Permit and other issues DPP may have. Sold in "AS IS" condition. Seller is also willing to offer Agreement of Sale to allow buyers time to work with DPP. Please contact listing agents for more info. Region: Kaneohe Neighborhood: Hauula Condition: Above Average, Average Parking: 3 Car+. Garage Total Parking: 4 View: Garden, Mountain, Ocean, Other Frontage: Ocean, Other, Sandy Beach, Waterfront 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