

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 & 37	Total Parking: 4
Land Sq. Ft.: 6,111	Condition: Above Average, Average	Assessed Value
Lanai Sq. Ft.: 198	Frontage: Ocean, Other, Sandy Beach, Waterfront	Building: \$156,600
Sq. Ft. Other: 484	Tax/Year: \$211/2024	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
Parking: 3 Car+, Garage	Frontage: Ocean, Other, Sandy Beach, Waterfront	
Zoning : 05 - R-5 Residential District	View: Garden, Mountain, Ocean, O	

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	37

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](#)

DOM = Days on Market