

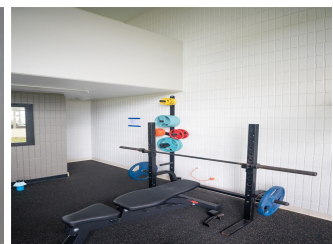
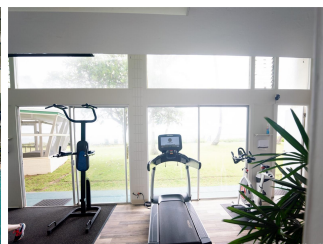
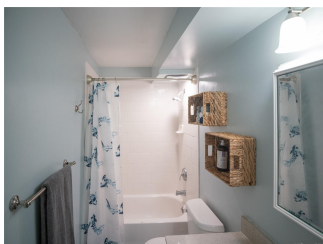
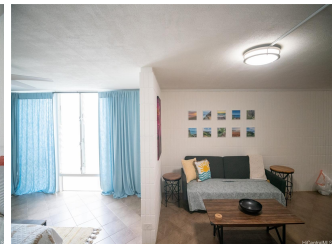
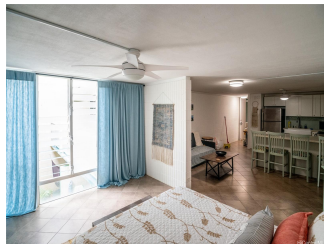
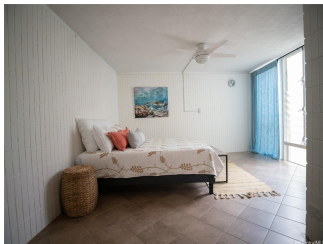
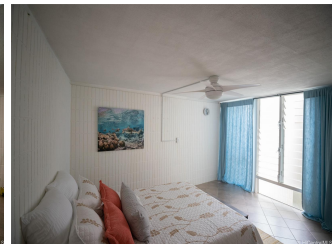
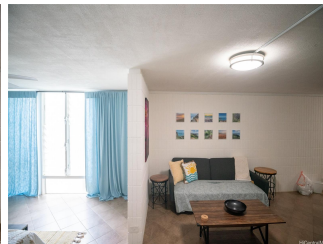
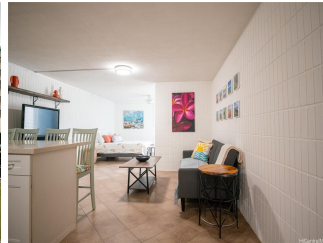
Pats At Punaluu 53-567 Kamehameha Highway Unit 204, Hauula 96717 * \$375,000

Beds: **1**
Bath: **1/0**
Living Sq. Ft.: **634**
Land Sq. Ft.: **126,672**
Lanai Sq. Ft.: **0**
Sq. Ft. Other: **0**
Total Sq. Ft. **634**
Maint./Assoc. **\$930 / \$2,216**
Parking: **Unassigned**
Zoning: 12 - A-2 Medium Density Apartme

MLS#: **202407128, FS**
Status: **Active**
List Date & DOM: **03-25-2024 & 110**
Condition: **Above Average**
Frontage:
Tax/Year: **\$99/2023**
Neighborhood: **Punaluu**
Flood Zone: Zone X - Tool
Frontage:
View: **None**

Year Built: **1975**
Remodeled:
Total Parking: **1**
Assessed Value
Building: **\$292,900**
Land: **\$46,800**
Total: **\$339,700**
Stories / CPR: / **No**

Public Remarks: Discover your personal paradise at Pat's in Punaluu Condominium! This charming 634 sqft studio unit is now on the market. The unit comes fully furnished, including 3 twin beds, kitchen appliances, and more. Located in a quiet area with excellent amenities including a private beach, pool, BBQ area, fitness center, 24/7 security, and parking. Just a 10-minute drive from Laie, BYUH, and PCC and 30 minutes to the famous North Shore beaches. This property is undergoing significant improvements, having already completed vital infrastructure updates such as re-piping, wastewater system replacement, and the addition of a new BBQ area. Current construction efforts are focused on spalling/concrete repairs, lanai renovations, and a new boundary wall. These upgrades not only improve the property's appeal but also have the potential to boost its value upon completion. There is an annual assessment of \$26,000 (monthly: \$2,216.67) in addition to the HOA fees of \$929.70. The owner is open to covering the 2024 assessment fees or crediting the equivalent amount to offset closing costs and potentially buying down buyer's interest rates. **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)





Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
53-567 Kamehameha Highway 204	\$375,000	1 & 1/0	634 \$591	126,672 \$3	110

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
53-567 Kamehameha Highway 204	\$99 \$930 \$2,216	\$46,800	\$292,900	\$339,700	110%	1975 & NA

53-567 Kamehameha Highway 204 - MLS#: 202407128 - Discover your personal paradise at Pat's in Punaluu Condominium! This charming 634 sqft studio unit is now on the market. The unit comes fully furnished, including 3 twin beds, kitchen appliances, and more. Located in a quiet area with excellent amenities including a private beach, pool, BBQ area, fitness center, 24/7 security, and parking. Just a 10-minute drive from Laie, BYUH, and PCC and 30 minutes to the famous North Shore beaches. This property is undergoing significant improvements, having already completed vital infrastructure updates such as re-piping, wastewater system replacement, and the addition of a new BBQ area. Current construction efforts are focused on spalling/concrete repairs, lanai renovations, and a new boundary wall. These upgrades not only improve the property's appeal but also have the potential to boost its value upon completion. There is an annual assessment of \$26,000 (monthly: \$2,216.67) in addition to the HOA fees of \$929.70. The owner is open to covering the 2024 assessment fees or crediting the equivalent amount to offset closing costs and potentially buying down buyer's interest rates. Region: Kaneohe Neighborhood: Punaluu Condition: Above Average Parking: Unassigned Total Parking: 1 View: None Frontage: Pool: Zoning: 12 - A-2 Medium Density Apartme Sale Conditions: None Schools: , , * Request Showing , Photos , History , Maps , Deed , Watch List , Tax Info						
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DOM = Days on Market