## 54-269 Kamehameha Highway Unit A, Hauula 96717 \*\* \$779,000

Beds: 3 MLS#: 202412121, FS Year Built: 1976 Bath: 1/0 Status: Cancelled Remodeled: 2001 Living Sq. Ft.: 748 List Date & DOM: 06-04-2024 & 34 Total Parking: 2 Land Sq. Ft.: 12,119 Condition: Above Average **Assessed Value** Lanai Sq. Ft.: 110 Frontage: Building: \$153,200 Sq. Ft. Other: 0 Tax/Year: \$125/2023 Land: \$551,000 Total Sq. Ft. 858 Neighborhood: Hauula Total: \$704,200 Maint./Assoc. \$450 / \$0 Flood Zone: Zone X - Tool Stories / CPR: One / No

Parking: **2 Car, Driveway** Frontage:

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

**Public Remarks:** Welcome to this delightful single-level 3-bedroom, 1-bathroom home on a desirable corner lot, offering stunning ocean and mountain views. Murphy bed included, this charming residence features a spacious layout, perfect for comfortable living and entertaining. Enjoy exclusive private beach access, a community BBQ pit for gatherings, and a private banana grove in the backyard, making outdoor living a true pleasure. Imagine waking up to breathtaking vistas and enjoying serene sunsets from the comfort of your own home. Pet friendly (animals not to exceed 60lbs, buyer to do due diligence). HOA fees cover: water, common area maintenance, flood insurance and garbage. Don't miss the opportunity to make this tranquil retreat your own – schedule a showing today and experience the beauty and potential this home has to offer! **Sale Conditions:** None **Schools:**, , \* Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info



Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	Lanai	Occ.	FL	DOM
54-269 Kamehameha Highway A	\$779,000	3 & 1/0	748   \$1,041	12,119   \$64	110	0%	0	34

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
54-269 Kamehameha Highway A	\$125   \$450   \$0	\$551,000	\$153,200	\$704,200	111%	1976 & 2001

54-269 Kamehameha Highway A - MLS#: 202412121 - Welcome to this delightful single-level 3-bedroom, 1-bathroom home on a desirable corner lot, offering stunning ocean and mountain views. Murphy bed included, this charming residence features a spacious layout, perfect for comfortable living and entertaining. Enjoy exclusive private beach access, a community BBQ pit for gatherings, and a private banana grove in the backyard, making outdoor living a true pleasure. Imagine waking up to breathtaking vistas and enjoying serene sunsets from the comfort of your own home. Pet friendly (animals not to exceed 60lbs, buyer to do due diligence). HOA fees cover: water, common area maintenance, flood insurance and garbage. Don't miss the opportunity to make this tranquil retreat your own – schedule a showing today and experience the beauty and potential this home has to offer! **Region:** Kaneohe **Neighborhood:** Hauula **Condition:** Above Average **Parking:** 2 Car, Driveway **Total Parking:** 2 **View:** Mountain, Ocean **Frontage: Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** , , \* Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info