Pats at Punaluu 53-567 Kamehameha Highway Unit BH-215, Hauula 96717 * $399,000

Beds:	**1**	MLS#:	**202324537, FS**	Year Built:	**1975**
Bath:	**1/0**	Status:	**Active Under Contract**	Remodeled:	
Living Sq. Ft.:	**726**	List Date & DOM:	**10-26-2023** & **12**	Total Parking:	**1**
Land Sq. Ft.:	**0**	Condition:	**Fair**	Assessed Value	
Lanai Sq. Ft.:	**128**	Frontage:	**Ocean, Sandy Beach**	Building:	**$357,700**
Sq. Ft. Other:	**0**	Tax/Year:	**$123/2023**	Land:	**$62,400**
Total Sq. Ft.	**854**	Neighborhood:	**Punaluu**	Total:	**$420,100**
Maint./Assoc.	**$1,238 / $0**	Flood Zone:	**Zone VE - Tool**	Stories / CPR:	**8-14 / No**
Parking:	**Assigned, Guest, Open - 1**			Frontage:	**Ocean, Sandy Beach**
Zoning:	**12 - A-2 Medium Density Apartme**			View:	**Coastline, Ocean**

Public Remarks: This is a DISTRESSED SHORT SALE! Don't miss your chance to own an oceanfront condo at Pat's at Punaluu, where you can fall asleep and wake up to the soothing sound of the ocean waves & enjoy the beach lifestyle right outside your door. This is your opportunity to live in paradise! This oceanfront condo at Pat's at Punaluu is a fantastic opportunity! Located just steps away from a pristine white sandy beach, it's the perfect place to enjoy your favorite activities like swimming, snorkeling, fishing, kayaking, and paddle-boarding. Situated on Windward Oahu, as it's close to attractions like the Polynesian Cultural Center, Brigham Young University, Laie, and the North Shore. Plus, there's additional storage for your paddle-boards and kayaks, making it easy to enjoy water sports in a prime location. 20K Assessment is owed plus 2024 35K Assessment. **Sale Conditions:** Short Sale **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
53-567 Kamehameha Highway BH-215	$399,000	1 & 1/0	726 | $550	0 | $inf	12

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
53-567 Kamehameha Highway BH-215	$123 | $1,238 | $0	$62,400	$357,700	$420,100	95%	1975 & NA

53-567 Kamehameha Highway BH-215 - MLS#: 202324537 - This is a DISTRESSED SHORT SALE! Don't miss your chance to own an oceanfront condo at Pat's at Punaluu, where you can fall asleep and wake up to the soothing sound of the ocean waves & enjoy the beach lifestyle right outside your door. This is your opportunity to live in paradise! This oceanfront condo at Pat's at Punaluu is a fantastic opportunity! Located just steps away from a pristine white sandy beach, it's the perfect place to enjoy your favorite activities like swimming, snorkeling, fishing, kayaking, and paddle-boarding. Situated on Windward Oahu, as it's close to attractions like the Polynesian Cultural Center, Brigham Young University, Laie, and the North Shore. Plus, there's additional storage for your paddle-boards and kayaks, making it easy to enjoy water sports in a prime location. 20K Assessment is owed plus 2024 35K Assessment. **Region:** Kaneohe **Neighborhood:** Punaluu **Condition:** Fair **Parking:** Assigned, Guest, Open - 1 **Total Parking:** 1 **View:** Coastline, Ocean **Frontage:** Ocean,Sandy Beach **Pool:** **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** Short Sale **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market