53-212 Kamehameha Highway, Hauula 96717 * * $850,000

Beds:	**2**	MLS#:	**202401109, FS**	Year Built:	**1962**
Bath:	**2/0**	Status:	**Active**	Remodeled:	
Living Sq. Ft.:	**822**	List Date & DOM:	**01-22-2024** & **177**	Total Parking:	**4**
Land Sq. Ft.:	**5,000**	Condition:	**Excellent**	Assessed Value	
Lanai Sq. Ft.:	**0**	Frontage:		Building:	**$91,700**
Sq. Ft. Other:	**0**	Tax/Year:	**$176/2024**	Land:	**$650,000**
Total Sq. Ft.	**822**	Neighborhood:	**Punaluu**	Total:	**$741,700**
Maint./Assoc.	**$0 / $0**	Flood Zone:	**Zone AE - Tool**	Stories / CPR:	**One / No**
Parking:	**Carport, Driveway, Street**	Frontage:			
Zoning:	**05 - R-5 Residential District**	View:	**Mountain**		

Public Remarks: This recently refreshed cottage charmer sits across from a deeded beach access while boasting verdant mountain views behind it. Donning new appliances, an outdoor shower, two lanais (porches), and a fenced in yard, including papaya, ti, and breadfruit trees. Don't miss it! Interior Square footage is approximately 1,500 and it differs from the tax records. Buyer to do their own due diligence. **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
53-212 Kamehameha Highway	$850,000	2 & 2/0	822 | $1,034	5,000 | $170	0	0%	0	177

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
53-212 Kamehameha Highway	$176 | $0 | $0	$650,000	$91,700	$741,700	115%	1962 & NA

53-212 Kamehameha Highway - MLS#: 202401109 - This recently refreshed cottage charmer sits across from a deeded beach access while boasting verdant mountain views behind it. Donning new appliances, an outdoor shower, two lanais (porches), and a fenced in yard, including papaya, ti, and breadfruit trees. Don't miss it! Interior Square footage is approximately 1,500 and it differs from the tax records. Buyer to do their own due diligence. **Region:** Kaneohe **Neighborhood:** Punaluu **Condition:** Excellent **Parking:** Carport, Driveway, Street **Total Parking:** 4 **View:** Mountain **Frontage: Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number