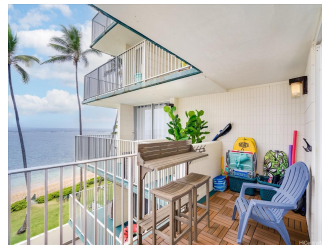


**Pats At Punaluu 53-567 Kamehameha Highway Unit 508, Hauula 96717 \* Pats At Punaluu \***

**\$438,000**

|                                                                 |                                                   |                                 |
|-----------------------------------------------------------------|---------------------------------------------------|---------------------------------|
| Beds: <b>1</b>                                                  | MLS#: <b>202406206, FS</b>                        | Year Built: <b>1975</b>         |
| Bath: <b>1/0</b>                                                | Status: <b>Active</b>                             | Remodeled:                      |
| Living Sq. Ft.: <b>524</b>                                      | List Date & DOM: <b>03-11-2024 &amp; 124</b>      | Total Parking: <b>1</b>         |
| Land Sq. Ft.: <b>126,672</b>                                    | Condition: <b>Excellent</b>                       | <a href="#">Assessed Value</a>  |
| Lanai Sq. Ft.: <b>88</b>                                        | Frontage: <b>Ocean, Sandy Beach</b>               | Building: <b>\$269,400</b>      |
| Sq. Ft. Other: <b>0</b>                                         | Tax/Year: <b>\$92/2023</b>                        | Land: <b>\$46,800</b>           |
| Total Sq. Ft. <b>612</b>                                        | Neighborhood: <b>Punaluu</b>                      | Total: <b>\$316,200</b>         |
| Maint./Assoc. <b>\$930 / \$0</b>                                | <a href="#">Flood Zone</a> : <b>Zone X - Tool</b> | Stories / CPR: <b>8-14 / No</b> |
| Parking: <b>Open - 1</b>                                        | Frontage: <b>Ocean, Sandy Beach</b>               |                                 |
| <a href="#">Zoning</a> : <b>12 - A-2 Medium Density Apartme</b> | View: <b>Coastline, Ocean</b>                     |                                 |

**Public Remarks:** \*SPECIAL ASSESSMENT PAID OFF IN FULL\*Welcome to your slice of paradise at Pat's at Punaluu, an oceanfront haven nestled on the tranquil windward side of Oahu. Step into a world where waking up to the crashing waves is your daily reality, offering the effortless beach life you've always envisioned. This exclusive high floor renovated condo boasts breathtaking views that paint the perfect backdrop for a lifestyle of pure relaxation. Indulge in the pleasures of an on-site gym designed for your wellness routine and a sparkling oceanfront pool inviting you for a swim under the Hawaiian sun. Unwind amidst the ocean breeze & end each day with a beachfront BBQ. As an added bonus, this property is undergoing transformative enhancements, already completing vital infrastructure updates such as re-piping, wastewater system replacement, and rejuvenating the beachfront BBQ area. Currently underway are further improvements focusing on spalling/concrete, lanai repair, and a new boundary wall contributing not just to the property's allure but also promising a substantial increase in its value upon completion. **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 |
|-----------------------------------------------|---------------------------|----------|---------------|---------------|-------|------|----|-----|
| <a href="#">53-567 Kamehameha Highway 508</a> | <a href="#">\$438,000</a> | 1 & 1/0  | 524   \$836   | 126,672   \$3 | 88    | 8%   | 5  | 124 |

| Address                                       | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|-----------------------------------------------|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">53-567 Kamehameha Highway 508</a> | \$92   \$930   \$0  | \$46,800      | \$269,400         | \$316,200      | 139%  | 1975 & NA        |

[53-567 Kamehameha Highway 508](#) - MLS#: [202406206](#) - \*SPECIAL ASSESSMENT PAID OFF IN FULL\*Welcome to your slice of paradise at Pat's at Punaluu, an oceanfront haven nestled on the tranquil windward side of Oahu. Step into a world where waking up to the crashing waves is your daily reality, offering the effortless beach life you've always envisioned. This exclusive high floor renovated condo boasts breathtaking views that paint the perfect backdrop for a lifestyle of pure relaxation. Indulge in the pleasures of an on-site gym designed for your wellness routine and a sparkling oceanfront pool inviting you for a swim under the Hawaiian sun. Unwind amidst the ocean breeze & end each day with a beachfront BBQ. As an added bonus, this property is undergoing transformative enhancements, already completing vital infrastructure updates such as re-piping, wastewater system replacement, and rejuvenating the beachfront BBQ area. Currently underway are further improvements focusing on spalling/concrete, lanai repair, and a new boundary wall contributing not just to the property's allure but also promising a substantial increase in its value upon completion. **Region:** Kaneohe **Neighborhood:** Punaluu **Condition:** Excellent **Parking:** Open - 1 **Total Parking:** 1 **View:** Coastline, Ocean **Frontage:** Ocean, Sandy Beach **Pool:** **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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