

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

**\$375,000**

Bed(s): <b>1</b>	MLS#: <b>202407128, FS</b>	Year Built: <b>1975</b>
Bath: <b>1/0</b>	Status: <b>Active</b>	Remodeled:
Living Sq. Ft.: <b>634</b>	List Date & DOM: <b>03-25-2024 &amp; 97</b>	Total Parking: <b>1</b>
Land Sq. Ft.: <b>126,672</b>	Condition: <b>Above Average</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>0</b>	Frontage:	Building: <b>\$292,900</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$99/2023</b>	Land: <b>\$46,800</b>
Total Sq. Ft. <b>634</b>	Neighborhood: <b>Punaluu</b>	Total: <b>\$339,700</b>
Maint./Assoc. <b>\$930 / \$2,216</b>	<a href="#">Flood Zone</a> : <b>Zone X - Tool</b>	Stories / CPR: / <b>No</b>
Parking: <b>Unassigned</b>	Frontage:	
<a href="#">Zoning</a> : <b>12 - A-2 Medium Density Apartme</b>	View: <b>None</b>	

**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.	Lanai	Occ.	FL	DOM
<a href="#">53-567 Kamehameha Highway 204</a>	<a href="#">\$375,000</a>	1 & 1/0	634   \$591	126,672   \$3	0	40%	2	97

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">53-567 Kamehameha Highway 204</a>	\$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](#)

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