

Pats At Punaluu 53-567 Kamehameha Highway Unit 204, Hauula 96717 * \$375,000

Beds: 1	MLS#: 202407128, FS	Year Built: 1975
Bath: 1/0	Status: Active	Remodeled:
Living Sq. Ft.: 634	List Date & DOM: 03-25-2024 & 110	Total Parking: 1
Land Sq. Ft.: 126,672	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 0	Frontage:	Building: \$292,900
Sq. Ft. Other: 0	Tax/Year: \$99/2023	Land: \$46,800
Total Sq. Ft. 634	Neighborhood: Punaluu	Total: \$339,700
Maint./Assoc. \$930 / \$2,216	Flood Zone : Zone X - Tool	Stories / CPR: / No
Parking: Unassigned	Frontage:	
Zoning : 12 - A-2 Medium Density Apartme	View: None	

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.	DOM
53-567 Kamehameha Highway 204	\$375,000	1 & 1/0	634 \$591	126,672 \$3	110

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
53-567 Kamehameha Highway 204	\$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