

**Pats At Punaluu 53-567 Kamehameha Highway Unit 101, Hauula 96717 \* Pats At Punaluu \***

**\$425,000**

Bed(s): <b>1</b>	MLS#: <b>202407165, FS</b>	Year Built: <b>1975</b>
Bath: <b>1/0</b>	Status: <b>Active</b>	Remodeled:
Living Sq. Ft.: <b>468</b>	List Date & DOM: <b>03-29-2024 &amp; 106</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: <b>Sandy Beach</b>	Building: <b>\$221,800</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$78/2023</b>	Land: <b>\$46,800</b>
Total Sq. Ft. <b>468</b>	Neighborhood: <b>Punaluu</b>	Total: <b>\$268,600</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>Guest</b>	Frontage: <b>Sandy Beach</b>	
<a href="#">Zoning</a> : <b>12 - A-2 Medium Density Apartme</b>	View: <b>Ocean</b>	

**Public Remarks:** Welcome to this charming ground-floor, ocean-view 468 sqft studio unit, now ready for your consideration! Nestled on the windward side of Oahu, only 30 minutes away from the famous North Shore, this fully furnished gem provides access to wonderful amenities including a private beach, pool, BBQ area, fitness center, 24/7 security, and parking. A mere 10-minute drive from Laie, BYUH, and PCC, and with local food trucks just across the street. 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 enhancements not only enhance the property's appeal but also promise a substantial increase in 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 101</a>	<b>\$425,000</b>	1 & 1/0	468   \$908	126,672   \$3	0	40%	1	106

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">53-567 Kamehameha Highway 101</a>	\$78   \$930   \$2,216	\$46,800	\$221,800	\$268,600	158%	1975 & NA

[53-567 Kamehameha Highway 101](#) - MLS#: [202407165](#) - Welcome to this charming ground-floor, ocean-view 468 sqft studio unit, now ready for your consideration! Nestled on the windward side of Oahu, only 30 minutes away from the famous North Shore, this fully furnished gem provides access to wonderful amenities including a private beach, pool, BBQ area, fitness center, 24/7 security, and parking. A mere 10-minute drive from Laie, BYUH, and PCC, and with local food trucks just across the street. 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 enhancements not only enhance the property's appeal but also promise a substantial increase in 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:** Guest **Total Parking:** 1 **View:** Ocean **Frontage:** 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