53-23 Pokiwai Place, Hauula 96717 * * $675,000 * Originally $720,000

Beds:	**2**	MLS#:	**202411644, FS**	Year Built:	**1963**
Bath:	**1/0**	Status:	**Active**	Remodeled:	**2019**
Living Sq. Ft.:	**1,183**	List Date & DOM:	**05-21-2024** & **57**	Total Parking:	**3**
Land Sq. Ft.:	**5,356**	Condition:	**Fair**	Assessed Value	
Lanai Sq. Ft.:	**701**	Frontage:	**Stream/Canal**	Building:	**$214,500**
Sq. Ft. Other:	**0**	Tax/Year:	**$233/2023**	Land:	**$584,400**
Total Sq. Ft.	**1,884**	Neighborhood:	**Hauula**	Total:	**$798,900**
Maint./Assoc.	**$0 / $0**	Flood Zone:	**Zone XS - Tool**	Stories / CPR:	**One / No**
Parking:	**3 Car+, Driveway, Street**	Frontage:	**Stream/Canal**		
Zoning:	**05 - R-5 Residential District**	View:	**Marina/Canal, Mountain**		

Public Remarks: This country/rustic 2 bedroom 1 bath home sits uniquely along side a stream/canal. Enjoy the spacious feel this home offers with the open beam natural wood ceiling and windows allowing for plenty of light. The kitchen has been upgraded with new cabinets, quartz countertops and vinyl flooring. Relax on the 701 square foot deck and take in the peacefulness and serenity of the stream and mountains. The property is located just steps away from the ocean. Property does require some TLC and being sold "as is". **Sale Conditions:** None **Schools:** Hauula, Kahuku, Kahuku * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	Lanai	Occ.	FL	DOM
53-23 Pokiwai Place	**$675,000**	2 & 1/0	1,183 | $571	5,356 | $126	701	0%	0	57

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
53-23 Pokiwai Place	$233 | $0 | $0	$584,400	$214,500	$798,900	84%	1963 & 2019

53-23 Pokiwai Place - MLS#: 202411644 - Original price was $720,000 - This country/rustic 2 bedroom 1 bath home sits uniquely along side a stream/canal. Enjoy the spacious feel this home offers with the open beam natural wood ceiling and windows allowing for plenty of light. The kitchen has been upgraded with new cabinets, quartz countertops and vinyl flooring. Relax on the 701 square foot deck and take in the peacefulness and serenity of the stream and mountains. The property is located just steps away from the ocean. Property does require some TLC and being sold "as is". **Region:** Kaneohe **Neighborhood:** Hauula **Condition:** Fair **Parking:** 3 Car+, Driveway, Street **Total Parking:** 3 **View:** Marina/Canal, Mountain **Frontage:** Stream/Canal **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** Hauula, Kahuku, Kahuku * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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