54-84 Kamehameha Highway, Hauula 96717 * * $725,000

Beds:	**3**	MLS#:	**202412284, FS**	Year Built:	**1958**
Bath:	**1/0**	Status:	**Active Under Contract**	Remodeled:	
Living Sq. Ft.:	**760**	List Date & DOM:	**05-31-2024** & **45**	Total Parking:	**2**
Land Sq. Ft.:	**5,064**	Condition:	**Needs Major Repair**	Assessed Value	
Lanai Sq. Ft.:	**0**	Frontage:		Building:	**$97,600**
Sq. Ft. Other:	**0**	Tax/Year:	**$199/2024**	Land:	**$601,900**
Total Sq. Ft.	**760**	Neighborhood:	**Hauula**	Total:	**$699,500**
Maint./Assoc.	**$0 / $0**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**One / No**
Parking:	**2 Car**	Frontage:			
Zoning:	**05 - R-5 Residential District**	View:	**Mountain, Ocean**		

Public Remarks: Welcome to your dream project, a rare corner lot with UNOBSTRUCTED OCEAN VIEWS located in Hauula Northshore. Offers over 5,000 sf of prime real estate lot with no direct neighbors behind adding privacy. Property comes with permits that are pending approval with DPP. Pending plans includes alteration to existing dwelling into a 3bedroom & 2bath open concept floor plan with expansive covered lanai to enjoy the serene. Downstairs will be a new build ADU 2bed and 1bath total of 790sf w/ covered lanai; ideal for guests or rental income. Upon completion, total living area will be 2,168 sf including carport (432 sf) and covered lanais (467 sf). The well thought out floor plan makes this property for multigenerational living, offering both shared and private spaces. SMA has been conditionally approved and ADU precheck list completed, providing a clear path to moving forward with the renovations. Copy of the plans are in the supplements. Whether you're an investor, or looking to create a multigenerational family home, the potential here is limitless! Don't miss the chance to turn this gem into a magnificent coastal retreat! **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
54-84 Kamehameha Highway	$725,000	3 & 1/0	760 | $954	5,064 | $143	0	0%	0	45

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
54-84 Kamehameha Highway	$199 | $0 | $0	$601,900	$97,600	$699,500	104%	1958 & NA

54-84 Kamehameha Highway - MLS#: 202412284 - Welcome to your dream project, a rare corner lot with UNOBSTRUCTED OCEAN VIEWS located in Hauula Northshore. Offers over 5,000 sf of prime real estate lot with no direct neighbors behind adding privacy. Property comes with permits that are pending approval with DPP. Pending plans includes alteration to existing dwelling into a 3bedroom & 2bath open concept floor plan with expansive covered lanai to enjoy the serene. Downstairs will be a new build ADU 2bed and 1bath total of 790sf w/ covered lanai; ideal for guests or rental income. Upon completion, total living area will be 2,168 sf including carport (432 sf) and covered lanais (467 sf). The well thought out floor plan makes this property for multigenerational living, offering both shared and private spaces. SMA has been conditionally approved and ADU precheck list completed, providing a clear path to moving forward with the renovations. Copy of the plans are in the supplements. Whether you're an investor, or looking to create a multigenerational family home, the potential here is limitless! Don't miss the chance to turn this gem into a magnificent coastal retreat! **Region:** Kaneohe **Neighborhood:** Hauula **Condition:** Needs Major Repair **Parking:** 2 Car **Total Parking:** 2 **View:** Mountain, Ocean **Frontage: Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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