

1209 Mokapu Boulevard, Kailua 96734

Status: Sold	MLS#: 202413716	Parcel#: 1-4-4-032-032-0000
List Price: \$1,500,000	Original Price: \$1,500,000	Price Change: \$0
Beds: 3 Baths: 3/0	Year Built: 1959	Remodeled: 2012
Region: Kailua	Neighborhood: Kalaheo Hillside	Building: Deprecated: str_replace(): Passing null to parameter #3 (\$subject) of type array string is deprecated in /home/oahure/public_html/PDF_Summary.php on line 122
Living Sq Ft: 1,808	Other Sq Ft: Deprecated: number_format(): Passing null to parameter #1 (\$num) of type float is deprecated in /home/oahure/public_html/PDF_Summary.php on line 126 0	Total Sq Ft: 2,330
Land Sq Ft: 9,900	Land Tenure: FS - Fee Simple	Lanai Sq Ft: 522
Total Parking: 4	Date Listed: 06-10-2024	Days on Market: 51
View: Mountain	Frontage: Other	Type: Single Family
Assessed Building: \$76,300	Assessed Land: \$1,117,400	Assessed Value: \$1,193,700
Taxes: \$313 Year: 2024	Maintenance Fee: Deprecated: number_format(): Passing null to parameter #1 (\$num) of type float is deprecated in /home/oahure/public_html/PDF_Summary.php on line 151 \$0	Association Fee: \$0
Flood Zone: Zone X	Stories: One	CPR: No
Condition: Above Average	Parking: 3 Car+, Boat, Carport, Driveway, Street	Zoning: 04 - R-7.5 Residential District
Close Price: \$1,425,000	Close Date: 08-30-2024	Financing: Cash Concessions: 4800
Elementary: Aikahi	Middle School: Kailua	High School: Kalaheo

Public Remarks: Single level houses like this do not come up very often in Kalaheo Hillside. It has fantastic curb appeal and on a 9,900 sf lot it's ideal for those who enjoy indoor/outdoor living with a private, and fully enclosed back yard that's big enough for a pool and perfect for kids, pets, or adults. There is great use of the additional terraced yard space, ready for your own botanical or vegetable garden. The home itself has easy flow from either of the front entrances all the way through to the oversized lanai in back, plenty of natural light, and stays cool with fresh breezes. It has an open layout with 2 separate living room areas and a dining area with the potential to convert one of the spaces into a 4th bedroom (if needed). Additional features include a very useful indoor laundry/utility room with a full bathroom, its own entrance, and extra cabinets. The upgrades include vinyl Jalousies, newer SS appliances, and wall A/C's in all the bedrooms. The 2-car carport goes right into the kitchen, has even more storage, and an outside utility sink area that could be used as a 2nd laundry room. Check out the virtual tour and make your appointment today. Some images have been enhanced. **Sale Conditions:** None * [Photos](#), [History](#)

Inclusions: AC Window Unit, Blinds, Cable TV, Ceiling Fan, Convection Oven, Dishwasher, Drapes, Dryer, Microwave, Range/Oven, Refrigerator, Smoke Detector, Washer, Water Heater **Amenities:** Bedroom on 1st Floor, Full Bath on 1st Floor, Landscaped, Patio/Deck, Storage, Wall/Fence **Utilities:** Cable, Internet, Overhead Electricity, Public Water, Water **Construction:** Above Ground, Brick, Hollow Tile, Single Wall, Slab, Wood Frame **Lot Features:** Clear **Floor:** Ceramic Tile, Laminate, Vinyl **Disclosures:** Property Disclosure Stmt **Land Recorded:** Regular System **Furnished:** Partial **Architectural Style:** Detach Single Family **Construction Materials:** Above Ground, Brick, Hollow Tile, Single Wall, Slab, Wood Frame **Roof:** Asphalt Shingle, Composition **Flooring:** Ceramic Tile, Laminate, Vinyl **Security Features:** Key **Easements:** None **Set Backs:** C&C **Special Listing Conditions:** None **Management Company:** Management Company Phone:



