

## 637 Manu Oo Street Unit A, Kailua 96734

Status: Sold	MLS#: <a href="#">202414390</a>	Parcel#: <a href="#">1-4-2-103-022-0001</a>
List Price: \$1,332,000	Original Price: \$1,352,000	Price Change: \$-20,000
Beds: 4   Baths: 2/1	Year Built: 1963	Remodeled:
Region: Kailua	Neighborhood: Kukanono	Building: <b>Deprecated:</b> str_replace(): Passing null to parameter #3 (\$subject) of type array string is deprecated in <a href="#">/home/oahure/public_html/PDF_Summary.php</a> on line <b>122</b>
Living Sq Ft: 1,328	Other Sq Ft: <b>Deprecated:</b> number_format(): Passing null to parameter #1 (\$num) of type float is deprecated in <a href="#">/home/oahure/public_html/PDF_Summary.php</a> on line <b>126</b> 0	Total Sq Ft: 1,328
Land Sq Ft: 5,350	Land Tenure: FS - Fee Simple	Lanai Sq Ft: <b>Deprecated:</b> number_format(): Passing null to parameter #1 (\$num) of type float is deprecated in <a href="#">/home/oahure/public_html/PDF_Summary.php</a> on line <b>132</b> 0
Total Parking: 3	Date Listed: 07-04-2024	Days on Market: 25
View: Mountain	Frontage: Other	Type: Single Family
Assessed Building: \$107,600	Assessed Land: \$961,600	Assessed Value: \$1,069,200
Taxes: \$312   Year: 2024	Maintenance Fee: <b>Deprecated:</b> number_format(): Passing null to parameter #1 (\$num) of type float is deprecated in <a href="#">/home/oahure/public_html/PDF_Summary.php</a> on line <b>151</b> \$0	Association Fee: \$0
Flood Zone: Zone X	Stories: One	CPR: Yes
Condition: Excellent, Above Average	Parking: 3 Car+	<a href="#">Zoning:</a> 05 - R-5 Residential District
Close Price: \$1,332,000	Close Date: 09-30-2024	Financing: Assumption   Concessions:
Elementary:	Middle School:	High School:

**Public Remarks:** Embrace the coolness of Kailua with the breathtaking mountain views from your very own spacious backyard! Because this home has everything you've been searching for and more! We present to you 637 Manu Oo Unit A: An incredible 4 bedrooms, and two and a half bathrooms, single story home. Whether you're an outdoor vibe or a homebody who likes to relax, this is exactly what you need. With split AC units in every room, 37 owned, solar panels, dual pane windows, plantation shutters, security cameras, LVP flooring, an inviting kitchen, and a layout that provides comfort and convenience all in one, who could ask for more?! Location: check! Convenience: check! Beauty: check! Indoor and outdoor square footage AND meticulously well kept? 10s, 10s, 10s, across the board! See this home and find YOUR happy, today! **Sale Conditions:** None \* [Photos](#), [History](#)

**Inclusions:** AC Split, Blinds, Ceiling Fan, Convection Oven, Disposal, Dryer, Microwave, Photovoltaic - Owned, Range/Oven, Refrigerator, Security System, Smoke Detector, Solar Heater, Washer, Water Heater **Amenities:** Bedroom on 1st Floor, Full Bath on 1st Floor, Patio/Deck, Storage, Wall/Fence **Utilities:** Cable, Cesspool, Internet, Public Water, Telephone, Underground Electricity, Water **Construction:** Wood Frame **Lot Features:** Clear **Floor:** Vinyl **Disclosures:** Pets Allowed (Verify), Property Disclosure Stmt **Land Recorded:** Regular System **Furnished:** None **Architectural Style:** CPR, Detach Single Family **Construction Materials:** Wood Frame **Roof:** Other **Flooring:** Vinyl **Security Features:** Key, Video **Easements:** None **Set Backs:** Of Record **Special Listing Conditions:** None **Management Company:** Management Company **Phone:**



