1247 Kahili Street, Kailua 96734

Status: Sold	MLS#: **201503769**	Parcel#: **1-4-2-061-024-0000**
List Price: $1,280,000	Original Price: $1,280,000	Price Change: $0
Beds: 3 | Baths: 2/0	Year Built: 1965	Remodeled:
Region: Kailua	Neighborhood: Enchanted Lake	Building:
Living Sq Ft: 2,858	Other Sq Ft: 0	Total Sq Ft: 3,314
Land Sq Ft: 10,408	Land Tenure: FS - Fee Simple	Lanai Sq Ft: 456
Total Parking: 4	Date Listed: 03-10-2015	Days on Market: 55
View: Marina/Canal, Mountain	Frontage: Lake/Pond	Type: Single Family
Assessed Building: $466,900	Assessed Land: $646,500	Assessed Value: $1,113,400
Taxes: $560 | Year: 2014	Maintenence Fee: $0	Association Fee: $0
Flood Zone: Zone X	Stories: One	CPR: No
Condition: Above Average	Parking: 3 Car+, Carport, Garage	Zoning: 05 - R-5 Residential District
Close Price: $1,280,000	Close Date: 05-22-2015	Financing: Conventional | Concessions:
Elementary: Enchanted Lake	Middle School: Kailua	High School: Kailua

Public Remarks: Fabulous, lovingly cared for lakefront home. Immaculate landscape that offers low maint and water savings. Large home on 10,408 s.f. zoned R-5. Extended area on side of home has plans for an additional bath and bdrm. This is a 'brick house' with cement tile roofing on main living area. Screened atrium/patio offers you bug-free outdoor enjoyment of the lake. A boat ramp too. Garage has workshop features and movable doors. Carport and enclosed lanai have flat roof. Info deemed reliable but not guaranteed. **Sale Conditions:** None * Photos, History

Inclusions: AC Window Unit, Blinds, Book Shelves, Cable TV, Ceiling Fan, Dishwasher, Disposal, Drapes, Dryer, Lawn Sprinkler, Range Hood, Range/Oven, Refrigerator, Washer **Amenities:** Entry, Full Bath on 1st Floor, Landscaped, Maids/Guest Qrters, Other, Patio/Deck, Storage, Wall/Fence **Utilities:** Cable, Connected, Internet, Overhead Electricity, Public Water, Sewer Fee, Telephone **Construction:** Brick, Slab **Lot Features:** Other **Floor:** Vinyl **Disclosures:** Property Disclosure Stmt **Land Recorded:** Regular System **Furnished:** None **Architectural Style:** Detach Single Family **Construction Materials:** Brick,Slab **Roof:** Other,Tile **Flooring:** Vinyl **SecurityFeatures: Easements:** Other **Set Backs:** C&C **Special Listing Conditions:** None **Management Company: Management Company Phone:**