

1110 Ilikala Place, Kailua 96734

Status: Sold	MLS#: 202207192	Parcel#: 1-4-4-031-007-0000
List Price: \$2,650,000	Original Price: \$2,650,000	Price Change: \$0
Beds: 3 Baths: 2/1	Year Built: 1993	Remodeled:
Region: Kailua	Neighborhood: Kalaheo Hillside	Building:
Living Sq Ft: 3,291	Other Sq Ft: 116	Total Sq Ft: 3,983
Land Sq Ft: 14,866	Land Tenure: FS - Fee Simple	Lanai Sq Ft: 576
Total Parking: 2	Date Listed: 05-10-2022	Days on Market: 8
View: Marina/Canal, Mountain, Sunrise, Sunset	Frontage: Stream/Canal, Waterfront	Type: Single Family
Assessed Building: \$923,300	Assessed Land: \$1,477,000	Assessed Value: \$2,400,300
Taxes: \$557 Year: 2022	Maintenance Fee: \$0	Association Fee: \$0
Flood Zone: Zone AE	Stories: One, Two	CPR: No
Condition: Above Average, Average	Parking: 3 Car+, Driveway, Garage	Zoning : 04 - R-7.5 Residential District
Close Price: \$2,750,000	Close Date: 07-11-2022	Financing: Conventional Concessions: 33908
Elementary: Aikahi	Middle School: Kailua	High School: Kalaheo

Public Remarks: A Hidden GEM. CANALFRONT. Welcome Home to this unique and very special setting. Sit and relax under the Huge Monkeypod tree along side the Kawaiui Canal with access to the Ocean. The "setting" truly doesn't get much better than this. Large 14,866 sq. ft. R7.5 Zoned Lot at the very end of this small cul-de-sac with only 7 homes, entrance well hidden so be careful you don't pass by. Original home was torn down and Brand new Custom home built in 1993. Home design takes full advantage of this very "special" setting with large Master Suite encompassing the entire 2nd floor with decks overlooking the Canal, inviting swimming pool area with beautiful tropical landscaping and views of the Majestic Ko'olau Mountains. Large covered Lanai area next to pool for family and friends gatherings. Come and enjoy.... Kanikapila! You won't be disappointed. Be sure to follow the stepping stones down to the Canal, sit and relax or take a short stroll to the beach. Life is Good. Photovoltaic - Owned, not leased.

Sale Conditions: None * [Photos](#), [History](#)

Inclusions: Auto Garage Door Opener, Cable TV, Ceiling Fan, Chandelier, Dishwasher, Disposal, Dryer, Lawn Sprinkler, Microwave, Other, Photovoltaic - Owned, Range/Oven, Refrigerator, Smoke Detector, Washer, Water Heater **Amenities:** Bedroom on 1st Floor, Full Bath on 1st Floor, Landscaped, Patio/Deck, Wall/Fence **Utilities:** Cable, Connected, Gas, Internet, Overhead Electricity, Public Water, Sewer Fee, Telephone, Water **Construction:** Double Wall, Slab, Wood Frame **Lot Features:** Other **Floor:** Ceramic Tile, W/W Carpet **Disclosures:** Property Disclosure Stmt, See Remarks **Land Recorded:** Regular System **Furnished:** Negotiable **Architectural Style:** Detach Single Family **Construction Materials:** Double Wall, Slab, Wood Frame **Roof:** Asphalt Shingle **Flooring:** Ceramic Tile, W/W Carpet **Security Features:** **Easements:** Other **Set Backs:** C&C, Of Record, Special **Special Listing Conditions:** None **Management Company:** Management Company **Phone:**

