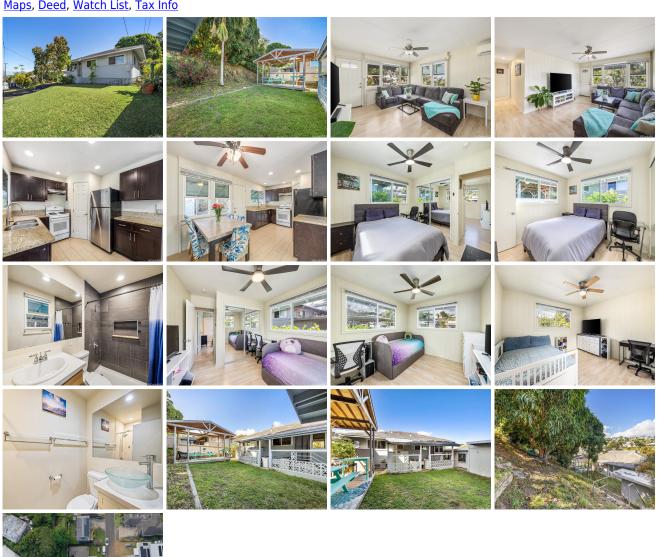
## 1360 Nanialii Street, Kailua 96734 \* \* \$1,299,999

MLS#: 202403955, FS Beds: 3 Year Built: 1959 Status: Active Bath: 2/0 Remodeled: Living Sq. Ft.: 1,288 List Date & DOM: 02-24-2024 & 84 Total Parking: 3 Land Sq. Ft.: 6,600 Condition: Excellent **Assessed Value** Lanai Sq. Ft.: 0 Frontage: Other Building: **\$167,200** Sq. Ft. Other: 0 Tax/Year: \$300/2024 Land: \$982,100 Total Sq. Ft. 1,288 Neighborhood: Keolu Hills Total: **\$1,149,300** Maint./Assoc. \$0 / \$0 Flood Zone: Zone X - Tool Stories / CPR: One / No

Parking: **2 Car, Carport** Frontage: **Other** 

**Zoning: 04 - R-7.5 Residential District** View: **City, Mountain** 

**Public Remarks:** Welcome to Kailua's coveted Keolu Hills neighborhood! This charming 3-bed, 2-bath residence seamlessly blends comfort and style and is perfect for enjoying indoor/outdoor living. Don't be fooled by the numbers, the living areas are light, bright and spacious. The kitchen has been updated and generously sized bedrooms provide space for all. The primary bedroom features an ensuite bathroom, ensuring privacy and convenience. Step outside to discover a spacious lawn with fruit trees. This expansive outdoor space is perfect for gatherings or simply enjoying the trade winds. Pick mangoes and mountain apples from your own yard and enjoy them in the separate covered backyard BBQ area, an ideal space for hosting barbecues or casual get-togethers. Whether grilling up a feast or enjoying a quiet evening under the stars, this outdoor area is a favorite spot. A separate storage area provides solutions for keeping belongings organized or is potential for bonus room. Don't miss the chance to make this slice of paradise your own. **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
1360 Nanialii Street	\$1,299,999	3 & 2/0	1,288   \$1,009	6,600	\$197	0	0%	0	84

Address	IIAX   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1360 Nanialii Street	\$300   \$0   \$0	\$982,100	\$167,200	\$1,149,300	113%	1959 & NA

1360 Nanialii Street - MLS#: 202403955 - Welcome to Kailua's coveted Keolu Hills neighborhood! This charming 3-bed, 2-bath residence seamlessly blends comfort and style and is perfect for enjoying indoor/outdoor living. Don't be fooled by the numbers, the living areas are light, bright and spacious. The kitchen has been updated and generously sized bedrooms provide space for all. The primary bedroom features an ensuite bathroom, ensuring privacy and convenience. Step outside to discover a spacious lawn with fruit trees. This expansive outdoor space is perfect for gatherings or simply enjoying the trade winds. Pick mangoes and mountain apples from your own yard and enjoy them in the separate covered backyard BBQ area, an ideal space for hosting barbecues or casual get-togethers. Whether grilling up a feast or enjoying a quiet evening under the stars, this outdoor area is a favorite spot. A separate storage area provides solutions for keeping belongings organized or is potential for bonus room. Don't miss the chance to make this slice of paradise your own. Region: Kailua Neighborhood: Keolu Hills Condition: Excellent Parking: 2 Car, Carport Total Parking: 3 View: City, Mountain Frontage: Other Pool: None Zoning: 04 - R-7.5 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