

1449 Ulupuni Street, Kailua 96734 * * \$1,295,000

Sold Price: \$1,288,000	Sold Date: 05-10-2024	Sold Ratio: 99%
Beds: 3	MLS#: 202406236, FS	Year Built: 1961
Bath: 2/0	Status: Sold	Remodeled: 1971
Living Sq. Ft.: 1,370	List Date & DOM: 03-12-2024 & 16	Total Parking: 4
Land Sq. Ft.: 8,107	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 0	Frontage:	Building: \$5,400
Sq. Ft. Other: 108	Tax/Year: \$335/2023	Land: \$1,209,500
Total Sq. Ft. 1,478	Neighborhood: Olomana	Total: \$1,214,900
Maint./Assoc. \$0 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: One / No
Parking: 2 Car, Carport, Driveway, Street	Frontage:	
Zoning : 04 - R-7.5 Residential District	View: Garden, Mountain, Sunset	

Public Remarks: This is the one you've been waiting for! Original but beautifully maintained inside and out. Neat, clean and ready for you to move right in. Brand new vinyl plank flooring just installed. Nice open floor plan with enclosed lanai addition and office nook off the kitchen. The kitchen offers you an eating bar and lots of counter space plus a wall of extra cabinets. The house is also well placed to catch Olomana's cooling breezes. It's all ready for you to add the upgrades of your choice and turn it into your forever home! Oversized corner lot gives you room to expand and lots of yard space. Extra storage/workshop space added off the carport. Plus views of the Koolau mountain range and Mt. Olomana. Conveniently located with easy access to Pali Highway and Kailua town with Kailua Beach just a 15 minute drive away. **Sale Conditions:** None **Schools:** [Maunawili](#), [Kailua](#), [Kailua](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
1449 Ulupuni Street	\$1,295,000	3 & 2/0	1,370 \$945	8,107 \$160	0	0%	0	16

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1449 Ulupuni Street	\$335 \$0 \$0	\$1,209,500	\$5,400	\$1,214,900	107%	1961 & 1971

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1449 Ulupuni Street	\$1,288,000	05-10-2024	99%	99%	Construction

[1449 Ulupuni Street](#) - MLS#: [202406236](#) - This is the one you've been waiting for! Original but beautifully maintained inside and out. Neat, clean and ready for you to move right in. Brand new vinyl plank flooring just installed. Nice open floor plan with enclosed lanai addition and office nook off the kitchen. The kitchen offers you an eating bar and lots of counter space plus a wall of extra cabinets. The house is also well placed to catch Olomana's cooling breezes. It's all ready for you to add the upgrades of your choice and turn it into your forever home! Oversized corner lot gives you room to expand and lots of yard space. Extra storage/workshop space added off the carport. Plus views of the Koolau mountain range and Mt. Olomana. Conveniently located with easy access to Pali Highway and Kailua town with Kailua Beach just a 15 minute drive away.
Region: Kailua **Neighborhood:** Olomana **Condition:** Above Average **Parking:** 2 Car, Carport, Driveway, Street **Total Parking:** 4 **View:** Garden, Mountain, Sunset **Frontage:** **Pool:** None **Zoning:** 04 - R-7.5 Residential District **Sale Conditions:** None **Schools:** [Maunawili](#), [Kailua](#), [Kailua](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number