

**6275 Kauhola Place, Honolulu 96825 \* \* \$1,375,000**

Beds: <b>3</b>	MLS#: <b>202408601</b> , FS	Year Built: <b>1961</b>
Bath: <b>2/0</b>	Status: <b>Active Under Contract</b>	Remodeled: <b>1999</b>
Living Sq. Ft.: <b>1,634</b>	List Date & DOM: <b>04-19-2024 &amp; 5</b>	Total Parking: <b>2</b>
Land Sq. Ft.: <b>5,000</b>	Condition: <b>Excellent, Above Average, Average</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>0</b>	Frontage: <b>Other</b>	Building: <b>\$87,000</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$285/2024</b>	Land: <b>\$900,000</b>
Total Sq. Ft. <b>1,634</b>	Neighborhood: <b>West Marina</b>	Total: <b>\$987,000</b>
Maint./Assoc. <b>\$0 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone D - Tool</b>	Stories / CPR: <b>One / No</b>
Parking: <b>2 Car, Boat, Carport, Driveway, Street</b>	Frontage: <b>Other</b>	
<a href="#">Zoning</a> : <b>05 - R-5 Residential District</b>	View: <b>Garden</b>	

**Public Remarks:** This single level home with indoor/outdoor living is located in a cul-de-sac near the marina, with the possibility of your own boat dock! Enjoy the deeded access just one property away for your marina and ocean activities. The 3 bedroom 2 bath home offers an open floor plan, including a Sunroom lined with windows which opens to the brick patio through French doors. The kitchen is light and bright with a soaring ceiling, a large island, plenty of cabinets, and is adjacent to the kitchen nook and the Sunroom. The large living room features a high vaulted ceiling, a bay window to capture the garden beyond, and a niche that is lit to showcase your art. The primary bedroom, with its high windows to capture the colors of the sky, opens through French doors to the brick patio and the garden, and the primary en-suite bathroom has been updated with a beautiful glass tile walk-in shower. Relax or entertain on your patio and the grassy area. Add some of your love to this home and enjoy the marina and Hawaii Kai lifestyle. Close to the parks, Koko Marina Shopping Center, Costco, restaurants, hiking, and water sports. **Sale Conditions:** None **Schools:** [Hahaione](#), [Niu Valley](#), [Kaiser](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	Lanai	Occ.	FL	DOM
<a href="#">6275 Kauhola Place</a>	<a href="#">\$1,375,000</a>	3 & 2/0	1,634   \$841	5,000   \$275	0	0%	0	5

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">6275 Kauhola Place</a>	\$285   \$0   \$0	\$900,000	\$87,000	\$987,000	139%	1961 & 1999

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**Condition:** Excellent, Above Average, Average **Parking:** 2 Car, Boat, Carport, Driveway, Street **Total Parking:** 2 **View:** Garden **Frontage:** Other **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** [Hahaione](#), [Niu Valley](#), [Kaiser](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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