416 Keolu Drive, Kailua 96734 * \$1,195,000 * Originally \$1,495,900

Beds: 8 MLS#: 201802601, FS Year Built: 1986 Remodeled: 1994 Bath: **6/1** Status: Cancelled Living Sq. Ft.: **5,422** List Date & DOM: 02-07-2018 & 103 Total Parking: 2 <u>Assessed Value</u> Land Sq. Ft.: 6,933 Condition: Average Lanai Sq. Ft.: 0 Frontage: Other Building: \$950,400 Sq. Ft. Other: 0 Tax/Year: \$919/2018 Land: \$742,600 Total Sq. Ft. **5,422** Neighborhood: Kaopa Total: \$1,693,000 Maint./Assoc. \$0 / \$0 Flood Zone: Zone X - Tool Stories / CPR: Two / No

Parking: 2 Car, Driveway Frontage: Other Zoning: 05 - R-5 Residential District View: None

Public Remarks: AGENTS- PLEASE DO NOT CALL. WITHDRAWN OFF MARKET TEMPORARILY TO BE FIXED UP. CALL CHERYL IF YOU HAVE ANY QUESTIONS. MAHALO. Listed below 2018 tax assessment of \$1.693 mil in popular Kailua. HUGE 2 story Single Family home with total 8 bedrooms, 6.5 baths. UPSTAIRS-4 bedrooms plus work room, 3.5 baths. DOWNSTAIRS (FORMER CARE HOME) 4 bedrooms, 3 baths, exercise room, janitor room, laundry room. 2 interior staircases. Multiple entrances. Vinyl Pool/Separate Storage, Solar Water Heater. Pool pump replaced. Sold in AS IS. Please use TG Downtown, Jeremy Trueblood, AS IS Addendum and Pre-approval with all offers. Note: Seller operated care home downstairs for a long time. Exterior has outside ramp. Email agent with any questions. **Sale Conditions:** None **Schools:** Kaelepulu, Kailua, Kailua * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
416 Keolu Drive	<u>\$1,195,000</u>	8 & 6/1	5,422 \$220	6,933 \$172	103

Address	Tax Maint. Ass.		Assessed Building	Assessed Total	Ratio	Year & Remodeled
416 Keolu Drive	\$919 \$0 \$0	\$742,600	\$950,400	\$1,693,000	71%	1986 & 1994

416 Keolu Drive - MLS#: 201802601 - Original price was \$1,495,900 - AGENTS- PLEASE DO NOT CALL. WITHDRAWN OFF MARKET TEMPORARILY TO BE FIXED UP. CALL CHERYL IF YOU HAVE ANY QUESTIONS. MAHALO. Listed below 2018 tax assessment of \$1.693 mil in popular Kailua. HUGE 2 story Single Family home with total 8 bedrooms, 6.5 baths. UPSTAIRS-4 bedrooms plus work room, 3.5 baths. DOWNSTAIRS (FORMER CARE HOME) 4 bedrooms, 3 baths, exercise room, janitor room, laundry room. 2 interior staircases. Multiple entrances. Vinyl Pool/Separate Storage, Solar Water Heater. Pool pump replaced. Sold in AS IS. Please use TG Downtown, Jeremy Trueblood, AS IS Addendum and Pre-approval with all offers. Note: Seller operated care home downstairs for a long time. Exterior has outside ramp. Email agent with any questions. Region: Kailua Neighborhood: Kaopa Condition: Average Parking: 2 Car, Driveway Total Parking: 2 View: None Frontage: Other Pool: In Ground, Vinyl Zoning: 05 - R-5 Residential District Sale Conditions: None Schools: Kaelepulu, Kailua, Kailua * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market