## 416 Keolu Drive, Kailua 96734 * $1,225,000 * Originally $1,325,000

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|---|---|---|
| Beds: **8** | MLS#: **201827257, FS** | Year Built: **1986** |
| Bath: **6/1** | Status: **Cancelled** | Remodeled: **1994** |
| Living Sq. Ft.: **5,422** | List Date & DOM: **10-11-2018** & **104** | Total Parking: **3** |
| Land Sq. Ft.: **6,933** | Condition: **Above Average, Excellent** | Assessed Value |
| Lanai Sq. Ft.: **0** | Frontage: **Other** | Building: **$950,400** |
| Sq. Ft. Other: **0** | Tax/Year: **$895/2018** | 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, Street** | Frontage: **Other** | |
| Zoning: **05 - R-5 Residential District** | View: **None** | |

**Public Remarks:** WOW New Price Adjustment. 100K reduction from original list price. Huge & Spacious- Multi Family opportunity & Rare find. 5422 sf under roof ($226 per sf) NEWLY Renovated. Exterior/Interior painted. NEW flooring throughout-carpet/laminate. NEW Kitchen & Wet Bar. NEW Bathroom Cabinets, Ceiling Fans. Upstairs: Vaulted ceilings, Skylights, 4/3.5 plus bonus room. Downstairs: 4/3 plus large bonus boom. Utility room. Separate laundry area w/coin operated washer/dryer. Separate entrances. Vinyl pool & separate exterior storage shed. Solar water heater. Level lot fenced in. One electric meter & water meter. EZ access to freeways, bus stops, close to Enchanted Lake Shopping Center, Target, Whole Foods, amazing restaurants & boutique stores. Sold in as is condition. **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 | **$1,225,000** | 8 & 6/1 | 5,422 \| $226 | 6,933 \| $177 | 104 |

| Address | Tax \| Maint. \| Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|---|---|---|---|---|---|---|
| 416 Keolu Drive | $895 \| $0 \| $0 | $742,600 | $950,400 | $1,693,000 | 72% | 1986 & 1994 |

416 Keolu Drive - MLS#: 201827257 - Original price was $1,325,000 - WOW New Price Adjustment. 100K reduction from original list price. Huge & Spacious- Multi Family opportunity & Rare find. 5422 sf under roof ($226 per sf) NEWLY Renovated. Exterior/Interior painted. NEW flooring throughout-carpet/laminate. NEW Kitchen & Wet Bar. NEW Bathroom Cabinets, Ceiling Fans. Upstairs: Vaulted ceilings, Skylights, 4/3.5 plus bonus room. Downstairs: 4/3 plus large bonus boom. Utility room. Separate laundry area w/coin operated washer/dryer. Separate entrances. Vinyl pool & separate exterior storage shed. Solar water heater. Level lot fenced in. One electric meter & water meter. EZ access to freeways, bus stops, close to Enchanted Lake Shopping Center, Target, Whole Foods, amazing restaurants & boutique stores. Sold in as is condition. **Region:** Kailua **Neighborhood:** Kaopa **Condition:** Above Average, Excellent **Parking:** 2 Car, Driveway, Street **Total Parking:** 3 **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