

**315 Keolu Drive, Kailua 96734 \* \$940,000 \* Originally \$950,000**

Sold Price: \$865,000	Sold Date: 09-25-2019	Sold Ratio: 92%
Beds: <b>3</b>	MLS#: <a href="#">201908008</a> , FS	Year Built: <b>1970</b>
Bath: <b>2/0</b>	Status: <b>Sold</b>	Remodeled:
Living Sq. Ft.: <b>1,360</b>	List Date & DOM: <b>03-21-2019 &amp; 147</b>	Total Parking: <b>2</b>
Land Sq. Ft.: <b>6,365</b>	Condition: <b>Average</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>0</b>	Frontage:	Building: <b>\$42,300</b>
Sq. Ft. Other: <b>135</b>	Tax/Year: <b>\$210/2018</b>	Land: <b>\$734,500</b>
Total Sq. Ft. <b>1,495</b>	Neighborhood: <b>Kaopa</b>	Total: <b>\$776,800</b>
Maint./Assoc. <b>\$0 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone X - Tool</b>	Stories / CPR: <b>One / No</b>
Parking: <b>3 Car+, Carport, Driveway, Street</b>	Frontage:	
<a href="#">Zoning</a> : <b>05 - R-5 Residential District</b>	View: <b>None</b>	

**Public Remarks:** Great location in Enchanted Lakes area. Rented for 35+ years. Good time for a new homeowner to fix, design and make changes for their special home. Red wood walls. Lots of area to expand. NOTE: an ADU (Accessory Dwelling Unit) Public Facilities Pre-Check Form has been approved by the building department; subject to blue prints being submitted for approval. You may increase the 3 bdrm house to add another 3 bdrms, totaling 6 bedrooms. Seller to do a 1031 tax deferred exchange. **Sale Conditions:** None **Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	DOM
<a href="#">315 Keolu Drive</a>	<b>\$940,000</b>	3 & 2/0	1,360   \$691	6,365   \$148	147

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">315 Keolu Drive</a>	\$210   \$0   \$0	\$734,500	\$42,300	\$776,800	121%	1970 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
<a href="#">315 Keolu Drive</a>	\$865,000	09-25-2019	92%	91%	Conventional

[315 Keolu Drive](#) - MLS#: [201908008](#) - Original price was \$950,000 - Great location in Enchanted Lakes area. Rented for 35+ years. Good time for a new homeowner to fix, design and make changes for their special home. Red wood walls. Lots of area to expand. NOTE: an ADU (Accessory Dwelling Unit) Public Facilities Pre-Check Form has been approved by the building department; subject to blue prints being submitted for approval. You may increase the 3 bdrm house to add another 3 bdrms, totaling 6 bedrooms. Seller to do a 1031 tax deferred exchange. **Region:** Kailua **Neighborhood:** Kaopa **Condition:** Average **Parking:** 3 Car+, Carport, Driveway, Street **Total Parking:** 2 **View:** None **Frontage:** **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market