

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

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

**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