

**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