41-540 Inoaole Street, Waimanalo 96795 * $628,999 * Originally $730,000

Beds: **4**	MLS#: **201910714, FS**	Year Built: **1975**
Bath: **2/2**	Status: **Cancelled**	Remodeled: **1985**
Living Sq. Ft.: **2,255**	List Date & DOM: **04-13-2019** & **263**	Total Parking: **2**
Land Sq. Ft.: **3,750**	Condition: **Average**	Assessed Value
Lanai Sq. Ft.: **420**	Frontage:	Building: **$198,700**
Sq. Ft. Other: **90**	Tax/Year: **$155/2017**	Land: **$412,500**
Total Sq. Ft. **2,765**	Neighborhood: **Waimanalo**	Total: **$611,200**
Maint./Assoc. **$0 / $7**	Flood Zone: **Zone X - Tool**	Stories / CPR: **Two / No**
Parking: **2 Car, Carport, Street**	Frontage:	
Zoning: **05 - R-5 Residential District**	View: **Mountain, Sunrise**	

Public Remarks: **NEW PRICE, MOTIVATED SELLER ALL OFFERS CONSIDERED** Priced near tax assessed value. Large and unique multi-level home in beautiful Waimanalo. Watch the sunrise over Makapuu Lighthouse from bed! Upstairs you have one full bathroom and two bedrooms and double glass doors which open out onto a huge 420 sqft lanai facing Makapuu Lighthouse and the sunrise. Property also has views of the Ko'olau Mountain Range. This home is ready for a beautiful interior update, a perfect blank slate to remodel in your own style. Expanded in 2005 and includes a large bonus attic, covered patio+yard & solar hot water. Just minutes from the world famous beaches and the conveniences of Kailua town. Roof was redone just 2-3 years ago.**Square footage does not properly reflect what is on the Tax Record** **Sale Conditions:** None
Schools: Waimanalo, Waimanalo, Kailua * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
41-540 Inoaole Street	**$628,999**	4 & 2/2	2,255 | $279	3,750 | $168	263

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
41-540 Inoaole Street	$155 | $0 | $7	$412,500	$198,700	$611,200	103%	1975 & 1985

41-540 Inoaole Street - MLS#: 201910714 - Original price was $730,000 - **NEW PRICE, MOTIVATED SELLER ALL OFFERS CONSIDERED** Priced near tax assessed value. Large and unique multi-level home in beautiful Waimanalo. Watch the sunrise over Makapuu Lighthouse from bed! Upstairs you have one full bathroom and two bedrooms and double glass doors which open out onto a huge 420 sqft lanai facing Makapuu Lighthouse and the sunrise. Property also has views of the Ko'olau Mountain Range. This home is ready for a beautiful interior update, a perfect blank slate to remodel in your own style. Expanded in 2005 and includes a large bonus attic, covered patio+yard & solar hot water. Just minutes from the world famous beaches and the conveniences of Kailua town. Roof was redone just 2-3 years ago.**Square footage does not properly reflect what is on the Tax Record** **Region:** Kailua **Neighborhood:** Waimanalo **Condition:** Average **Parking:** 2 Car, Carport, Street **Total Parking:** 2 **View:** Mountain, Sunrise **Frontage: Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** Waimanalo, Waimanalo, Kailua * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market