

## **1516 Uluhaku Place, Kailua 96734 \* \$1,050,000**

|                                                                 |                                                   |                                |
|-----------------------------------------------------------------|---------------------------------------------------|--------------------------------|
| Sold Price: \$1,050,000                                         | Sold Date: 08-21-2019                             | Sold Ratio: 100%               |
| Beds: <b>5</b>                                                  | MLS#: <b>201916796, FS</b>                        | Year Built: <b>1963</b>        |
| Bath: <b>3/0</b>                                                | Status: <b>Sold</b>                               | Remodeled: <b>2015</b>         |
| Living Sq. Ft.: <b>2,388</b>                                    | List Date & DOM: <b>06-12-2019 &amp; 5</b>        | Total Parking: <b>2</b>        |
| Land Sq. Ft.: <b>7,556</b>                                      | Condition: <b>Above Average</b>                   | <a href="#">Assessed Value</a> |
| Lanai Sq. Ft.: <b>0</b>                                         | Frontage:                                         | Building: <b>\$149,100</b>     |
| Sq. Ft. Other: <b>0</b>                                         | Tax/Year: <b>\$223/2018</b>                       | Land: <b>\$736,400</b>         |
| Total Sq. Ft. <b>2,388</b>                                      | Neighborhood: <b>Olomana</b>                      | Total: <b>\$885,500</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>Driveway, Street</b>                                | Frontage:                                         |                                |
| <a href="#">Zoning</a> : <b>04 - R-7.5 Residential District</b> | View: <b>Garden, Mountain</b>                     |                                |

**Public Remarks:** Spacious corner-lot Olomana home tucked away in the back has an open floor plan and covered/uncovered lanai spaces for you to enjoy! The interior living spaces of this home flow nicely. Four beds/ 2 baths are clustered on one side of the home, and 1/1 quest quarters is attached via the interior laundry area. Enjoy gorgeous mountain views from lanai in a fully-fenced yard with fruit trees. Save on electric with solar water heater and 26 leased PV panels. Home was recently painted inside and out, newer windows and doors, remodeled bathrooms and updated decking. Active, informal neighborhood association. Location in the back of Olomana on a cul-de-sac street lends to its peacefulness. Easy access to Kailua Town and highways. **Sale Conditions:** None **Schools:** [Maunawili](#), [Kailua](#), [Kailua](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

| Address                            | Price                       | Bd & Bth | Living / Avg. | Land   Avg.   | DOM |
|------------------------------------|-----------------------------|----------|---------------|---------------|-----|
| <a href="#">1516 Uluhaku Place</a> | <a href="#">\$1,050,000</a> | 5 & 3/0  | 2,388   \$440 | 7,556   \$139 | 5   |

| Address                            | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|------------------------------------|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">1516 Uluhaku Place</a> | \$223   \$0   \$0   | \$736,400     | \$149,100         | \$885,500      | 119%  | 1963 & 2015      |

| Address                            | Sold Price  | Sold Date  | Sold Ratio | Original Ratio | Sold Terms   |
|------------------------------------|-------------|------------|------------|----------------|--------------|
| <a href="#">1516 Uluhaku Place</a> | \$1,050,000 | 08-21-2019 | 100%       | 100%           | Conventional |

[1516 Uluhaku Place](#) - MLS#: [201916796](#) - Spacious corner-lot Olomana home tucked away in the back has an open floor plan and covered/uncovered lanai spaces for you to enjoy! The interior living spaces of this home flow nicely. Four beds/ 2 baths are clustered on one side of the home, and 1/1 quest quarters is attached via the interior laundry area. Enjoy gorgeous mountain views from lanai in a fully-fenced yard with fruit trees. Save on electric with solar water heater and 26 leased PV panels. Home was recently painted inside and out, newer windows and doors, remodeled bathrooms and updated decking. Active, informal neighborhood association. Location in the back of Olomana on a cul-de-sac street lends to its peacefulness. Easy access to Kailua Town and highways. **Region:** Kailua **Neighborhood:** Olomana **Condition:** Above Average **Parking:** Driveway, Street **Total Parking:** 2 **View:** Garden, Mountain **Frontage:** Pool: None **Zoning:** 04 - R-7.5 Residential District **Sale Conditions:** None **Schools:** [Maunawili](#), [Kailua](#), [Kailua](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market